



Kennels Road

Annan, DG12 5EP

Offers Over £95,000



- Mid-Terraced House ready for Modernisation
- Excellent Potential to make your Own
- Living Room with Front-Aspect Window
- Three Double Bedrooms & Family Bathroom
- Conveniently Located within Annan
- Deceptively Spacious Accommodation
- Generous Plot with Large Rear Garden
- Dining Room with Archway to the Kitchen
- Potential to add Off-Street Parking (Subject to Permissions)
- EPC - C

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Property launch on Thursday 24th April between 1pm - 2pm, please contact Hunters to schedule your private viewing.

This spacious mid-terraced property offers three generous double bedrooms and two reception rooms, providing an excellent opportunity to create a truly personalised home. While some modernisation is required, the property benefits from ample internal space, ideal for reconfiguration or a stylish update to reflect your taste. The large rear garden offers a fantastic canvas for outdoor living, while the potential to add off-street parking at the front further enhances both practicality and value. Situated in a sought-after location, this home is brimming with potential. Early viewing is highly recommended to fully appreciate what's on offer. Contact Hunters today to arrange your appointment!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room, kitchen and rear hall to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there are gardens to the front and rear. EPC - C and Council Tax Band - B.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within the town itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

GROUND FLOOR:

ENTRANCE HALL

11'5" x 6'11" (3.48m x 2.11m)

Entrance door from the front, internal door to the living room, radiator and stairs to the first floor landing.

LIVING ROOM

16'4" x 11'5" (4.98m x 3.48m)

Double glazed window to the front aspect, radiator, gas fire, internal single glazed window to the dining room and a doorway to the dining room.

DINING ROOM

9'10" x 8'0" (3.00m x 2.44m)

Double glazed window to the rear aspect, radiator and an opening/archway to the kitchen.

KITCHEN

11'9" x 9'10" (3.58m x 3.00m)

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, gas hob, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an under-counter fridge and freezer, one and a half bowl sink with mixer tap, wall-mounted gas boiler, double glazed window to the rear aspect and a doorway to the rear hall.

REAR HALL

Opening to the under-stairs cupboard, radiator and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point and a double glazed window to the rear aspect.

BEDROOM ONE

13'8" x 10'1" (4.17m x 3.07m)

Two double glazed windows to the front aspect and a radiator.

BEDROOM TWO

10'7" x 9'11" (3.23m x 3.02m)

Double glazed window to the rear aspect, radiator and a built-in cupboard.

BEDROOM THREE

12'3" x 9'7" (3.73m x 2.92m)

Double glazed window to the front aspect, radiator and a built-in cupboard. Measurements to the maximum points.

BATHROOM

5'10" x 5'6" (1.78m x 1.68m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Chrome towel radiator and an obscured double glazed window.

EXTERNAL:

Front Garden:

Lawned front garden with floral borders with mature shrubs. A pathway with gate from the pavement to the front door. We have been advised there is a pedestrian right of way over the garden of 8 Kennels Road for access to the rear garden.

Rear Garden:

Large rear garden, predominantly lawned and benefitting from mature trees/shrubs, two timber garden sheds and a greenhouse.

WHAT3WORDS

For the location of this property please visit the [W h a t 3 W o r d s A p p a n d e n t e r - s c o o t e r s . r e f u s e s . u s e r s](https://what3words.com/app/and/enter-scooters.refuses.users)

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

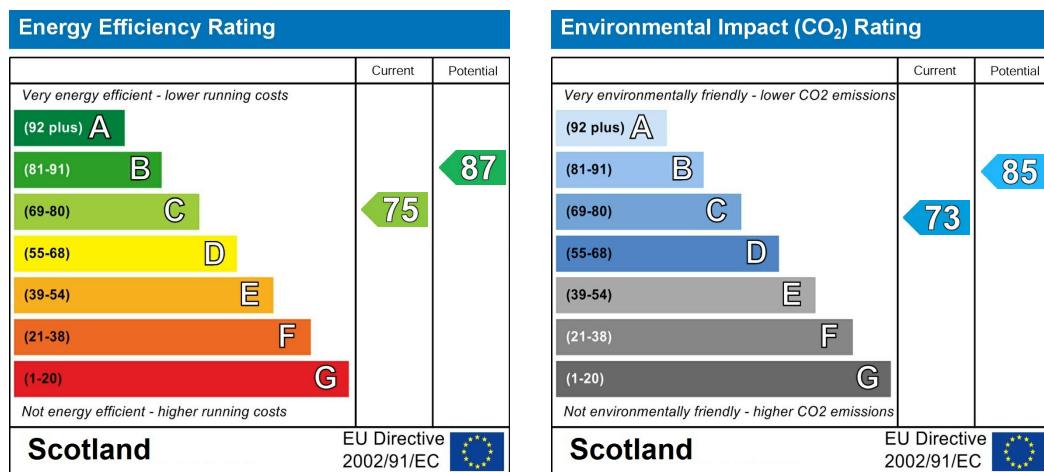
Floorplan







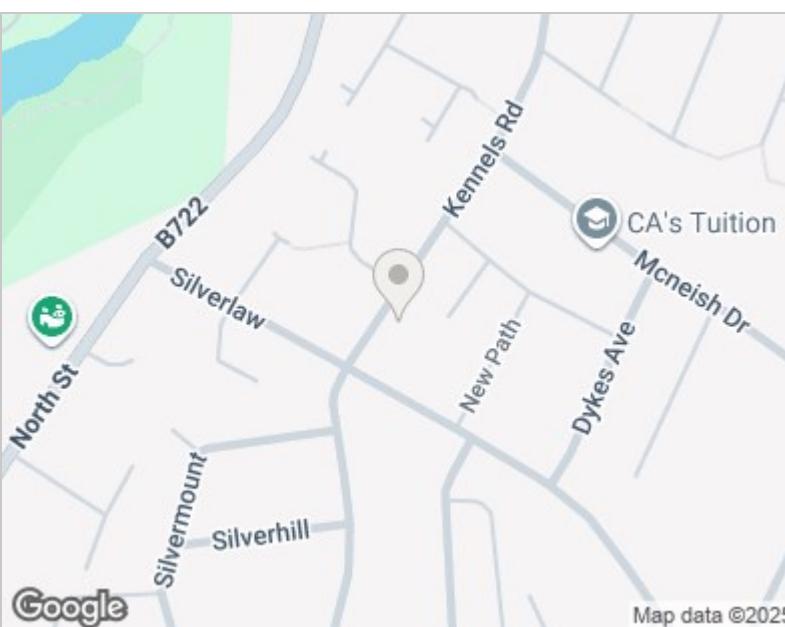
Energy Efficiency Graph



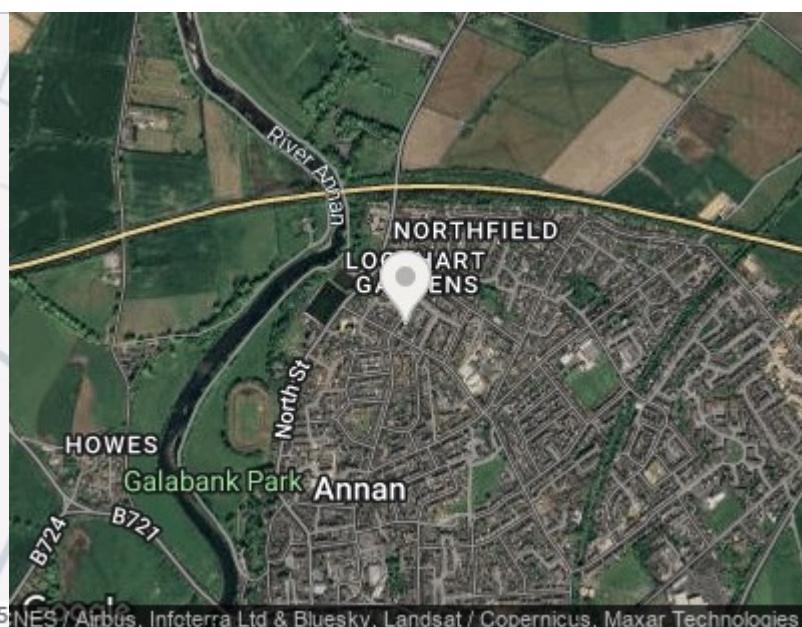
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 01387 245898



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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