



## The Ridge

Eastriggs, Annan, DG12 6NR

Offers Over £250,000



- Deceptively spacious detached bungalow
- 4 Bedrooms, Master with En-suite Bathroom
- Ample off street parking and garage
- Viewing highly recommended to appreciate
- Council Tax Band E

- Generous plot
- Side and rear gardens
- Double glazing and Central heating
- Views to the Cumbrian Hills to the Rear
- Energy Rating C

# The Ridge

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A deceptively spacious detached bungalow on a generous plot situated in the village of Eastriggs. The accommodation briefly comprises; entrance porch, hallway with built in storage, lovely spacious light lounge, dining kitchen, utility room, conservatory, 4 bedrooms, the master has an en-suite bathroom and a separate family bathroom. Outside there are gardens to the side and rear, ample on site parking and a garage. Viewing is highly recommended to appreciate.

Located towards the outskirts Eastriggs, the property enjoys excellent access to a wealth of amenities and transport links. The village includes several shops, a pre-school playgroup and a primary school, with nursery class, a dispensing chemist, garden centre, car servicing and repairs, beauty and hairdressing salons, a bar/restaurant, and takeaways. There is also a modern museum, The Devils' Porridge, a popular tourist attraction that tells the WW1 history of the village and surrounding area. The property has excellent transport links, regular buses pass the property that connect Dumfries to Gretna and Carlisle, making this corner of South West Scotland and the Borders very accessible for all ages. The A74(M), A75 and M6 motorway are all within a short commute.

### Entrance Porch

With a radiator and double glazed windows.

### Hallway

Two radiators, airing cupboard and two built in storage cupboards.

### Lounge

17'5" x 14'10" (5.31m x 4.52m)

With plenty of natural light coming from the dual aspect windows and with two radiators.

### Dining Kitchen

17'5" x 14'8" (5.31m x 4.47m)

An open plan kitchen and dining room, fitted with wall and base units, sink and drainer, tiled splash backs, built in storage and radiator and a rearward facing double glazed window. To rear the aspect there are sliding doors leading into the conservatory.

### Utility Room

8'6" x 5'4" (2.59m x 1.63m)

Fitted base units with sink and drainer, plumbing for a washing machine, radiator and side access door.

### Conservatory

8'7" x 7'2" (2.62m x 2.18m)

Double glazed with a door leading out to the rear garden.

### Bedroom One

12'8" x 10'10" (3.86m x 3.30m)

Double glazed window, radiator and two built in wardrobes.

### En-suite Bathroom

6'11" x 5'6" (2.11m x 1.68m)

Fitted bath, WC and wash hand basin, tiled splashbacks, radiator and obscured double glazed window.

### Bedroom Two

13'5" x 8'9" (4.09m x 2.67m)

Double glazed window, radiator and built in wardrobe.

### Bedroom Three

9'9" x 9'2" (2.97m x 2.79m)

Double glazed window and radiator and a built in wardrobe.

### Bedroom Four/Study

10'9" x 6'8" (3.28m x 2.03m)

Double glazed window and radiator.

### Bathroom

7'2" x 11'1" (2.18m x 3.38m)

Fitted corner bath, WC and wash hand basin, tiled splash backs, radiator and obscured double glazed window.

### OUTSIDE

Gardens to the side and rear and off street parking with a garage.

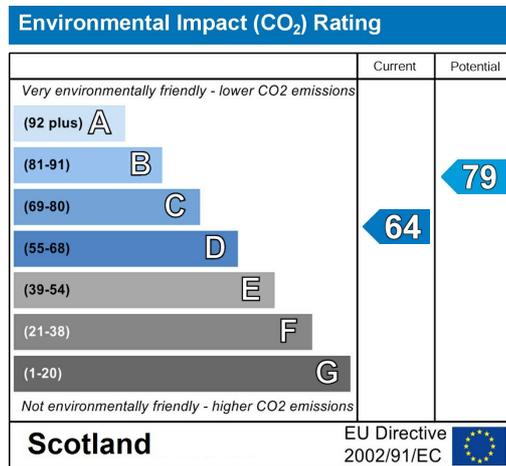
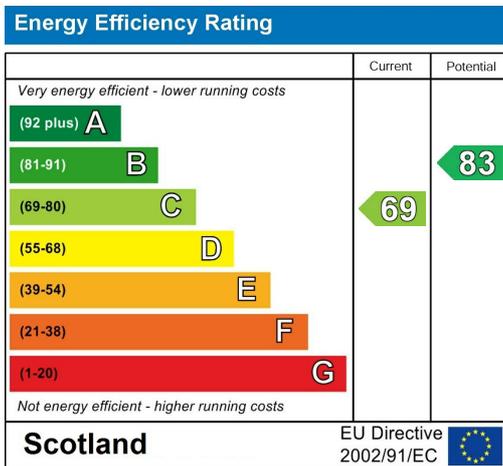
# Floorplan







### Energy Efficiency Graph



### Viewing

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

Road Map



Hybrid Map





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

