



Fieldside

Annan, DG12 5HL

Offers Over £210,000



- Well Presented and Move in Ready Detached House
- Located in a Desirable Residential Area in Cul-De-Sac Setting
- Three Bedrooms and Modern Four-Piece Family Bathroom
- Well Established Gardens to the Front and Rear
- Viewing is Imperative Appreciate the Property and Location
- Planning Permission for Master Bedroom, En-Suite and Kitchen Extension
- Entrance Hallway, Kitchen, Dual Aspect Living and Dining Room
- Double Glazing and Central Heating
- Ample Off-Street Parking & Attached Garage
- EPC - D

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PLANNING PERMISSION APPROVED FOR A MASTER BEDROOM, ENSUITE AND KITCHEN EXTENSION - Contact Hunters for further information.

Located with an highly desirable residential area of Annan is this well presented three bedroom Detached House. Situated within a peaceful cul-de-sac perfect ready for the new owner to move straight in or providing a wealth of opportunity for the new owner to extend and develop with the approved planning permission in place.

The deceptively spacious and lovingly cared for accommodation which has gas central heating and double glazing throughout, briefly comprises entrance hall, living and dining room, fitted kitchen, three bedrooms and family bathroom internally. Externally the property has an garage, off road parking and front & rear gardens. EPC - D and Council Tax Band - D.

Conveniently situated within Annan just off Prestonfield Road, the house enjoys an excellent access to a wealth of local amenities, Nursery/Primary School and transport links. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport links 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.

Tel: 01387 245898

GROUND FLOOR:

HALLWAY

12'6" x 6'5" (3.81m x 1.96m)

Entrance door from the front with double glazed side panel, internal doors to the living room and kitchen, radiator and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM & DINING ROOM

21'6" x 13'3" (6.55m x 4.04m)

Double glazed window to the front aspect, double glazed sliding patio door to the rear garden and two radiators. Measurements to the maximum points.

KITCHEN

10'4" x 8'10" (3.15m x 2.69m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Space for a freestanding electric cooker, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, one bowl sink with mixer tap, serving-hatch to the dining area, radiator, external door to the rear garden and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

11'10" x 10'7" (3.61m x 3.23m)

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

10'11" x 9'5" (3.33m x 2.87m)

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

BEDROOM THREE

9'5" x 8'9" (2.87m x 2.67m)

Double glazed window to the front aspect and a radiator. Measurements the maximum points.

BATHROOM

6'6" x 6'1" (1.98m x 1.85m)

Four piece suite comprising a vanity WC and wash basin combination unit, bathtub and a shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a well established garden laid to lawn, with driveway leading to the garage. A pathway with gate leads to the side of the property towards the rear garden.

Rear Garden:

The rear garden is enclosed, benefitting a paved seating area and lawned garden with floral borders.

GARAGE

16'10" x 8'11" (5.13m x 2.72m)

Manual up and over garage door to the front driveway.

FURTHER INFORMATION

Planning permission approval.

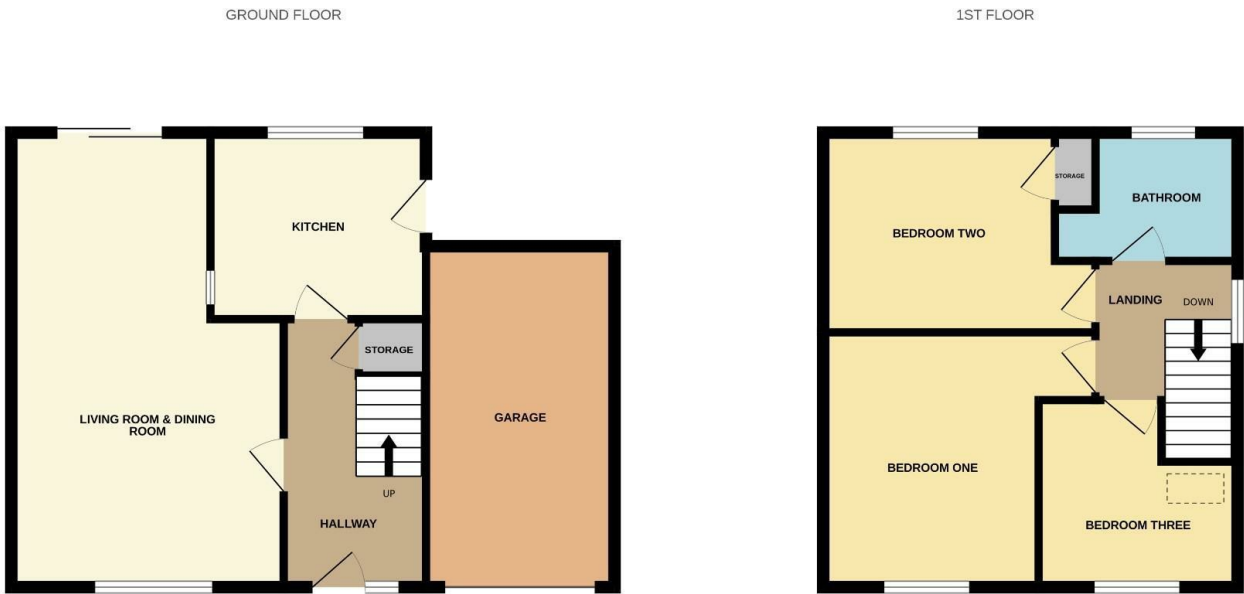
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ALTERATIONS AND ERECTION OF EXTENSION TO NORTH WEST ELEVATION AND FORMATION OF FIRST FLOOR DOMESTIC ACCOMMODATION ABOVE EXISTING GARAGE

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



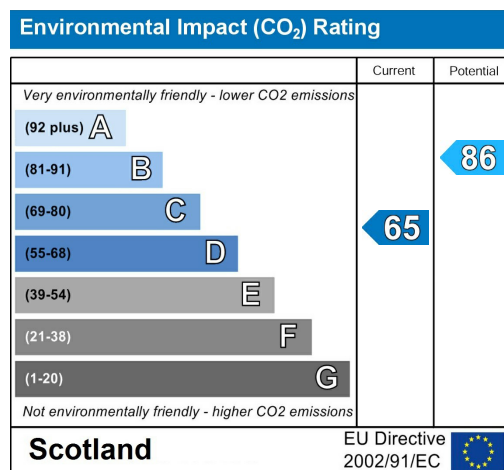
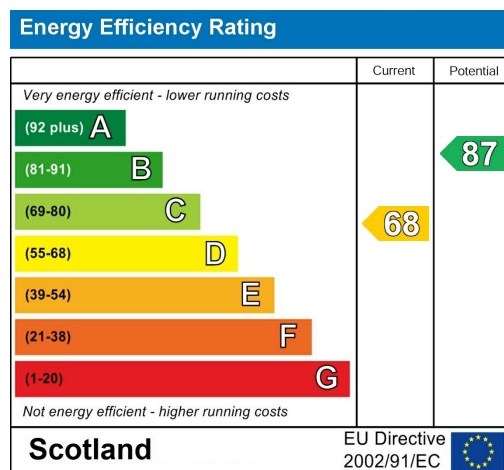
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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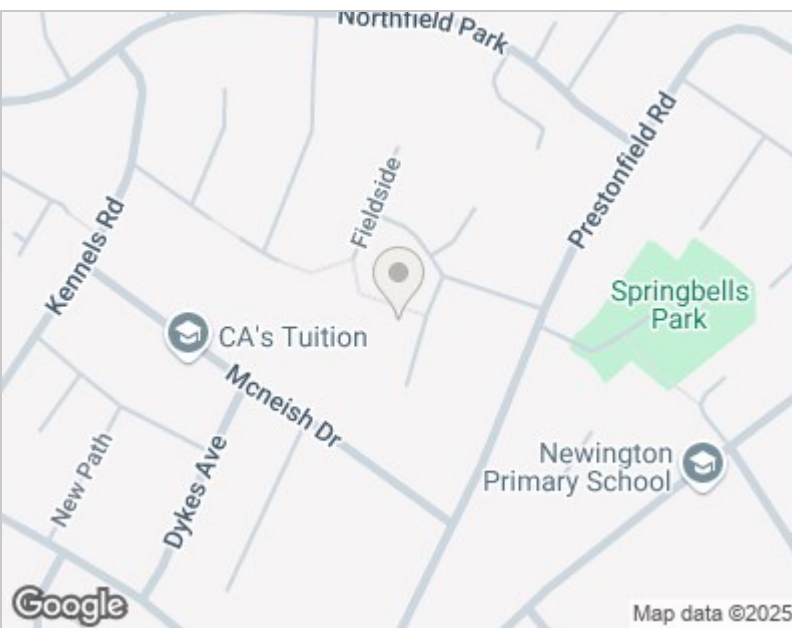
Energy Efficiency Graph



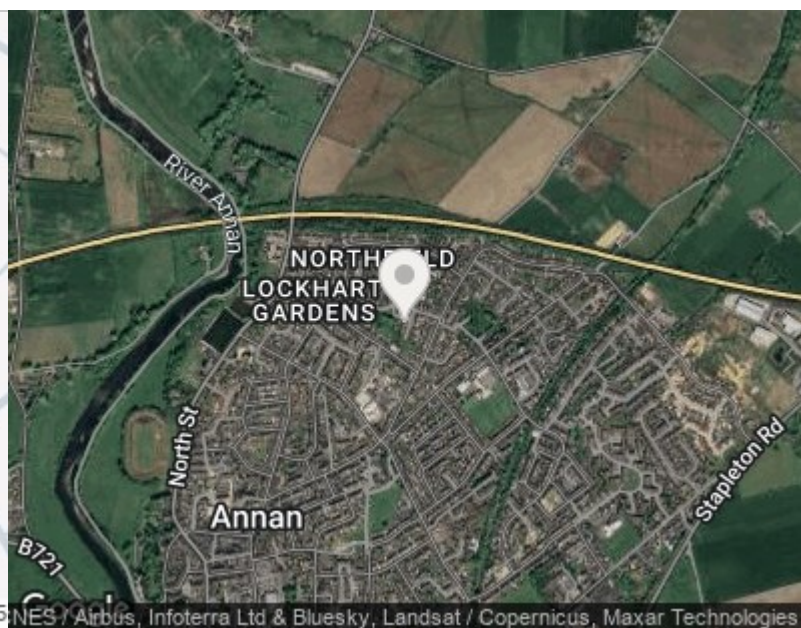
Viewing

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





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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