



Solway Terrace

Powfoot, Annan, DG12 5PJ

Offers Over £65,000



- Full Renovation Project - CASH BUYERS ONLY
- Huge Potential to Become a Magnificent Property
- Living Room & Dining Room
- Upstairs Bathroom
- No Onward Chain
- Situated within the Heart of Powfoot
- Beautiful Solway Coast Views
- Two Double Bedrooms
- Large Rear Garden
- EPC - G

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CASH BUYERS ONLY - This two bedroom mid-terraced property is perfectly situated within Powfoot with beautiful open views over the Solway Firth towards Northern Cumbria. The property is in requirement of a full renovation throughout however offers tremendous potential to become a wonderful full-time home, holiday home or investment. A viewing comes highly recommended to those who are keen for a project.

The mid-terrace accommodation briefly comprises: entrance hall, hallway, living room, dining room and kitchen to the ground floor with a landing, two double bedrooms and bathroom on the first floor. Externally the property has a front garden and rear garden separated from the property by access road. EPC - G and Council Tax Band - B

The beautiful village of Powfoot is nestled nicely on the Solway estuary, approximately 4 miles from the town of Annan within Dumfries & Galloway. The village itself has the most wonderful coastal walks and picturesque scenery, along with 'one of golf's best kept secrets' being the Powfoot Golf Club including clubhouse. For the everyday amenities, the town of Annan is easily accessible which includes an array of transport links, shops, supermarkets, bars and restaurants. For the little ones, highly reputable schools can be found within villages close by with secondary schools within Annan and Dumfries.

ENTRANCE HALL

Entrance door from the front with internal door to the hallway.

HALLWAY

Internal doors to the living room and dining room and stairs to the first floor.

LIVING ROOM

12'3" x 12'2" (3.73m x 3.71m)

Two windows to the front aspect.

DINING ROOM

12'2" x 11'8" (3.71m x 3.56m)

Window to the rear aspect and internal door to the kitchen. Under-stairs storage cupboard.

KITCHEN

6'1" x 6'0" (1.85m x 1.83m)

Window to the rear aspect. Door to the rear elevation however this is currently un-openable.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms, bathroom and storage cupboard. Window to the rear aspect and loft access point.

BEDROOM ONE

12'3" x 10'9" (3.73m x 3.28m)

Window to the front aspect and two skylights.

BEDROOM TWO

12'1" x 10'8" (3.68m x 3.25m)

Window to the rear aspect.

BATHROOM

8'7" x 5'2" (2.62m x 1.57m)

Window to the front aspect.

EXTERNAL

Front garden with gate and pathway from the front pavement. Large divorced rear garden.

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 -
important.managed.patrol

Floorplan

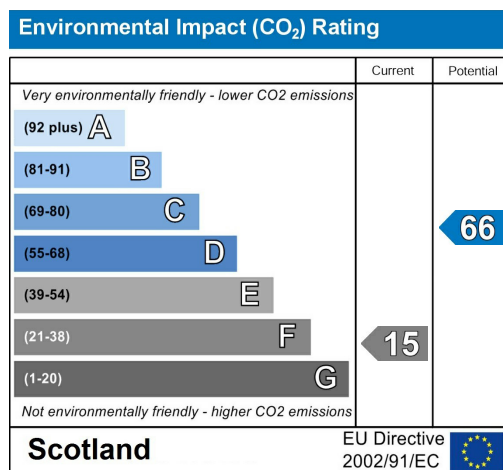
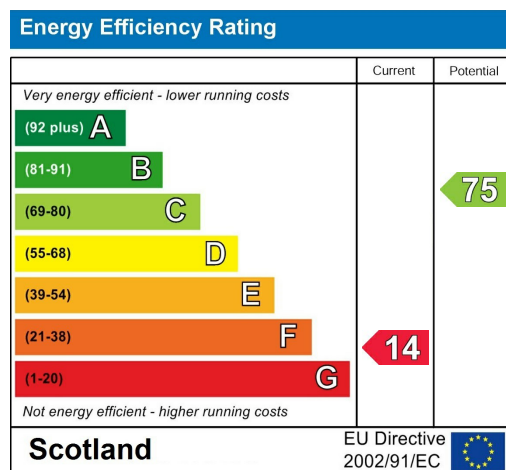






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Energy Efficiency Graph

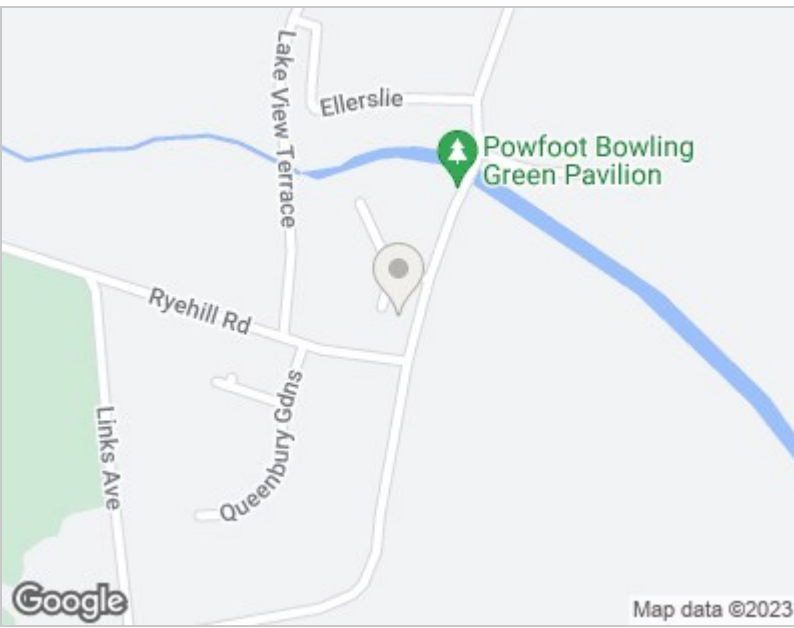


Viewing

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

Tel: 01228 584249

Road Map



Hybrid Map



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HERE TO GET *you* THERE

Tel: 01228 584249



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.

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