



Vancouver Drive, Annan
, DG12 6LN

Offers Over £220,000



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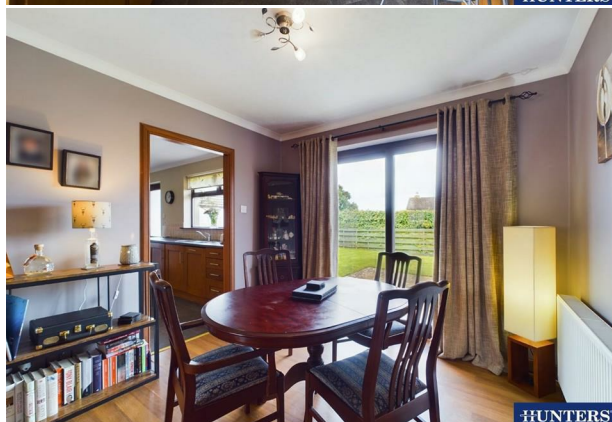
Vancouver Drive, Annan

DESCRIPTION

If you are searching the market for a spacious, detached bungalow, nestled on a generously proportioned plot within a peaceful residential location on the outskirts of Eastriggs, this could be the very property for you. Boasting excellent living and entertaining space internally with the addition of lovely front and rear gardens with further potential to extend. A viewing is imperative to appreciate the space and aspect of this home.

The single level accommodation briefly comprises internally a hallway, living room, dining room, kitchen, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally there is front and rear gardens, off road parking and detached single garage. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - E.

Located on the outskirts of 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.



ROOMS

HALLWAY

Entrance door from the front with internal doors to the living room, kitchen, three bedrooms and family bathroom. Radiator, loft access point and storage/airing cupboard.

LIVING ROOM

Double glazed window to the front aspect, radiator and glazed double doors to the dining room.

DINING ROOM

Double glazed sliding patio door to the rear garden, radiator and internal door to the kitchen.

KITCHEN

Fitted kitchen with a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated double oven and grill with gas hob and extractor unit above. Space and plumbing for a washing machine and space for a tumble drier. Integrated dishwasher, fridge and freezer. One and a half bowl sink with mixer tap, wall mounted and enclosed gas boiler, double glazed window to the rear aspect and external door to the rear garden.

MASTER BEDROOM

Double bedroom complete with double glazed window to the rear aspect, radiator, built in wardrobe with double doors and internal door to the en-suite shower room.

EN-SUITE

Three piece suite comprising WC, wash hand basin and shower enclosure with mains shower. Radiator, extractor fan and obscured double glazed window.

BEDROOM TWO

Double bedroom complete with double glazed window to the front aspect, radiator and built in wardrobe with double doors.

BEDROOM THREE

Single bedroom complete with double glazed window to the front aspect, radiator and built in wardrobe.

FAMILY BATHROOM

Four piece family bathroom comprising WC, wash hand basin, bath and shower enclosure with mains shower. Radiator, extractor fan and obscured double glazed window.

DETACHED GARAGE

Detached single garage complete with up and over garage door to the driveway, pedestrian access door and power and lighting internally.

EXTERNAL

To the front of the property is a well maintained lawned garden, with driveway parking for three vehicles to one side with access gate to the rear garden. The rear garden is enclosed, benefitting a large paved seating area, decked seating area and lawned garden. Cold water tap to the rear.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - shameless.veto.renews





Ground Floor Building 1

Approximate total area⁽¹⁾

1302.04 ft²

120.96 m²



Ground Floor Building 2

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

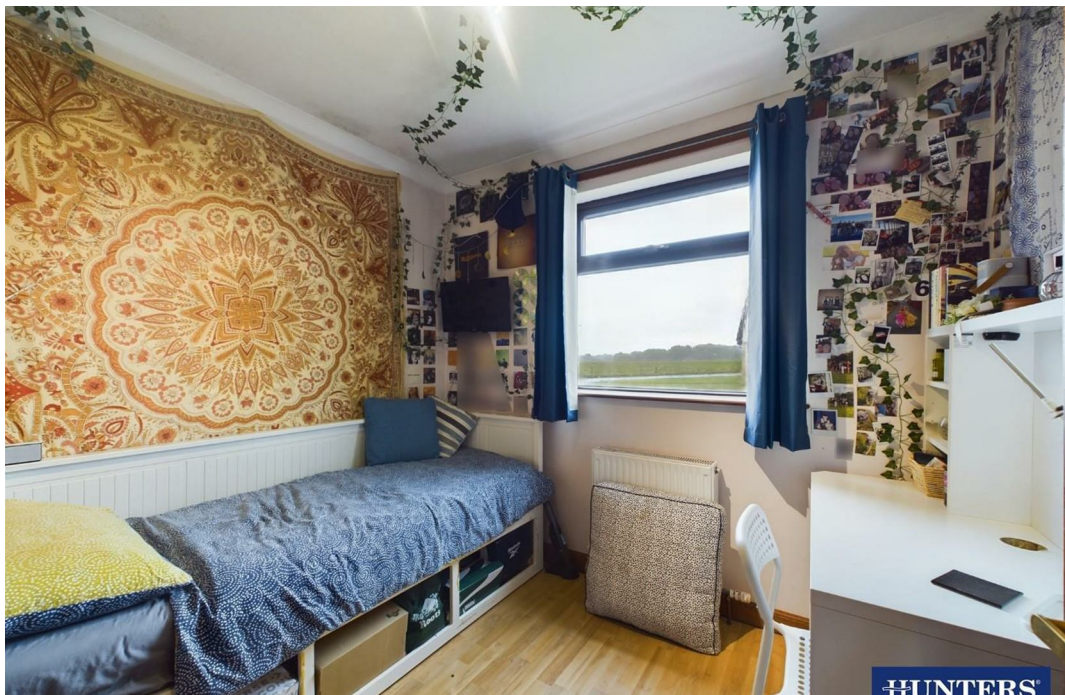
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

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