



Windermere Road

Annan, DG12 6GY

Offers Over £170,000



- Modern Semi-Detached Bungalow
- Beautifully Presented Throughout
- Stylish High-Gloss Kitchen
- Four-Piece Bathroom
- Off-Road Parking

- Located to the Outskirts of Annan
- Spacious Living Room & Sunroom
- Two Double Bedrooms, both with Built-In Wardrobes
- Landscaped Rear Garden with Large Summerhouse
- EPC - B.

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This two bedroom semi-detached bungalow is a true gem of a property, immaculately presented throughout and simply ready for the new owners to move straight in and enjoy immediately. A perfect home to a wide range of buyers, the accommodation offers a modern, light and airy interior, including a beautiful white gloss kitchen, spacious sunroom with direct garden access, two double bedrooms and a four-piece bathroom. Furthermore, the rear garden offers a low-maintenance space for outdoor enjoyment and includes a large summerhouse with decking. A viewing is not only recommended, it is essential to appreciate.

The accommodation, which has gas central heating, double glazing and solar panels, briefly comprises a hallway, living room, kitchen, sunroom, two double bedrooms and bathroom internally. Externally there are gardens to the front and rear and off-road parking. EPC - B and Council Tax Band - D.

Conveniently situated towards the outskirts of Annan just off Stapleton Road, the property enjoys excellent access to a wealth of local amenities 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.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, two bedrooms and bathroom, built-in cupboard, radiator and a loft-access point. We have been advised the loft includes a pull-down ladder and is partly boarded for storage.

LIVING ROOM

Double glazed window to the front aspect, radiator and an internal door to the kitchen.

KITCHEN

Fitted high-gloss kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, integrated microwave, gas hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, under-counter lighting, radiator, window opening to the sunroom and an opening to the sunroom.

SUNROOM

Double glazed window to the rear aspect, double glazed French doors to the rear garden, and a radiator.

BEDROOM ONE

Double glazed window to the rear aspect, radiator and a built-in wardrobe with double sliding doors.

BEDROOM TWO

Double glazed window to the front aspect, radiator and a built-in wardrobe with double sliding doors.

BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, small bath and a quadrant shower enclosure benefitting a mains shower with rainfall shower head. Tiled splashbacks, towel radiator, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Side Driveway:

Directly in front of the property is a gravelled

garden area, with a block-paved driveway to the side leading to a further gravelled area which can be used for off-road parking. To the side elevation is an external cold water tap.

Rear Garden:

An enclosed rear garden, which has been made completely low-maintenance, benefitting from a large paved seating area, artificial lawned garden and a large summerhouse with decking in front. The summerhouse benefits from power and electricity internally. Please note, the hot tub is not included in the sale.

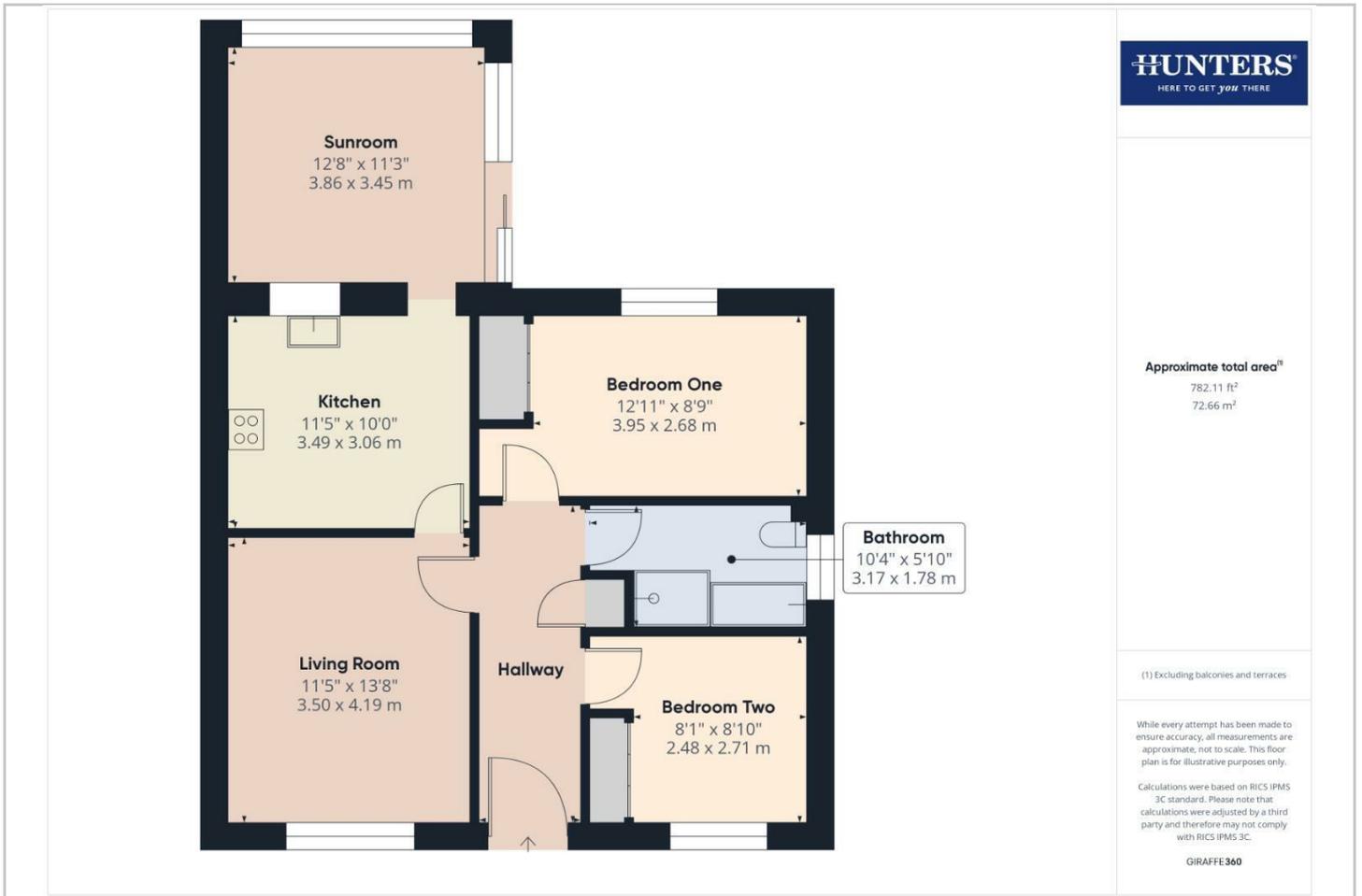
WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - showrooms.luring.pegs

HOME REPORT

Home Report link in the brochure section of the Rightmove listing. Home Report link in the additional links section of Zoopla listing.

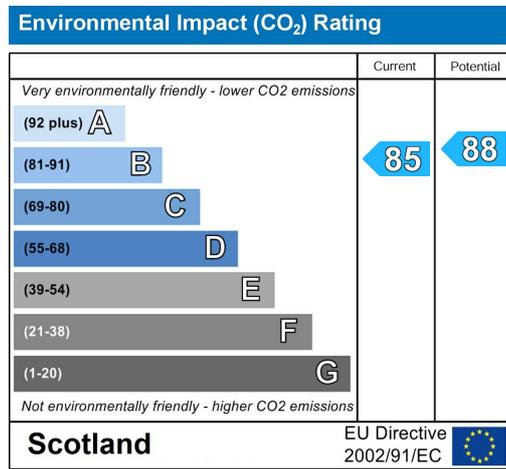
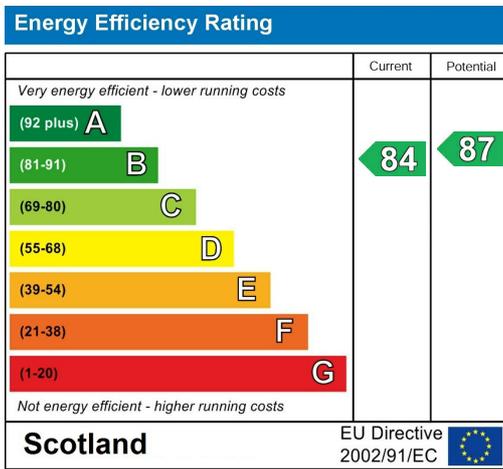
Floorplan







Energy Efficiency Graph

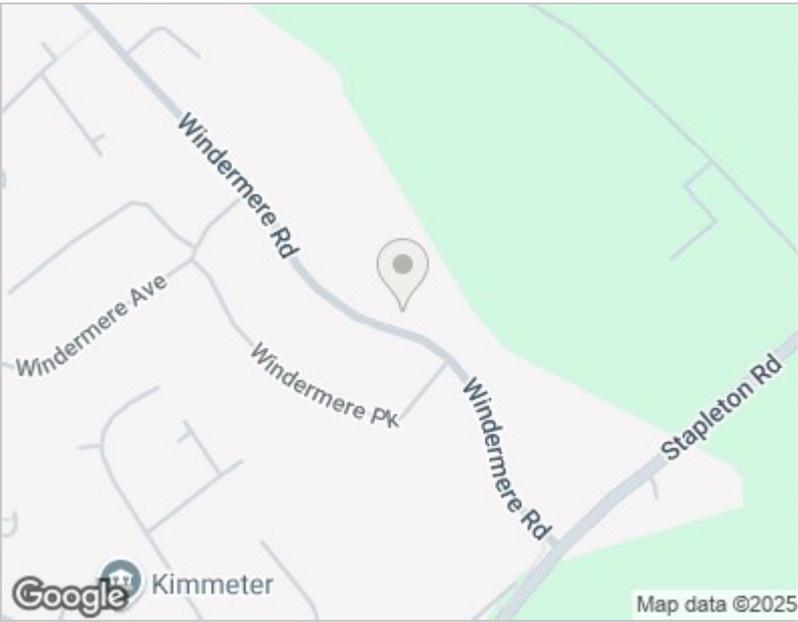


Viewing

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



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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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