



## Summergate Road

Annan, DG12 6EX

Offers Over £250,000



- Immaculately Presented Detached Bungalow
- Thoughtfully Upgraded Throughout
- Modern Dining Kitchen with Integrated Appliances
- Contemporary Four-Piece Family Bathroom
- Gated Driveway plus Attached Garage/Store

- Located within a Sought-After area of Annan
- Spacious Living Room with Front-Aspect Window
- Three Good-Sized Bedrooms
- Beautiful Rear Garden with Decking, Lawn & Outbuilding
- EPC - C

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This three-bedroom detached bungalow is peacefully located in a sought-after area of Annan where properties rarely become available, offering a wonderful opportunity for new owners to move straight in and enjoy. Upgraded by the current owners to an excellent specification, the property boasts a spacious and light-filled interior, featuring a large living room, modern dining kitchen, three good-sized bedrooms, a four-piece family bathroom, and a handy utility room. The rear garden has been beautifully landscaped for outdoor enjoyment, including a large decked seating area and a lawned garden. Additional highlights of this home include solar panels, which provide valuable income while reducing running costs, along with a large, secure outbuilding. While a viewing is recommended, it is truly essential to appreciate every aspect and detail of this excellent bungalow.

The accommodation, which has gas central heating, solar panels and double glazing throughout, briefly comprises an entrance porch, hallway, living room, dining kitchen, three bedrooms, family bathroom and a utility room internally. Externally there is off-street parking, an attached garage/store and a large rear garden with outbuilding. EPC - C and Council Tax Band - D.

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. 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 connections 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:

### ENTRANCE PORCH

Entrance door from the front, external door to the rear garden, internal door to the hallway, tiled flooring and a double glazed window to the side aspect.

### HALLWAY

Internal doors to the living room, dining kitchen, three bedrooms, family bathroom and utility room, radiator, built-in cupboard and a loft-access point. The wall-mounted gas boiler is located within the built-in cupboard.

### LIVING ROOM

Double glazed window to the front aspect and a radiator.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, gas hob, extractor unit, integrated under-counter fridge, integrated tall freezer, integrated dishwasher, one and a half bowl sink with mixer tap, recessed spotlights, vertical radiator, internal door to the garage/store and a double glazed window to the front aspect.

### BEDROOM ONE

Double glazed window to the rear aspect and a radiator.

### BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

### BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

### FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bath and shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### UTILITY ROOM

Fitted base unit with worksurface above, space and plumbing for a washing machine and a chrome towel radiator.

### EXTERNAL:

#### Front Driveway:

To the front of the property is a large double-gated tarmac driveway allowing off-street parking for four/five vehicles. An additional pedestrian access gate to the front pavement, access gate to the rear garden, access doors to the entrance porch and garage/store, paved garden

area and an external cold water tap to the front elevation.

#### Rear Garden:

Enclosed rear garden, benefitting a large decked seating area, lawned garden, gravelled seating area, external cold water tap, external electricity socket and a large outbuilding. The outbuilding includes secure double access doors, an obscured double glazed window, power and lighting internally.

### GARAGE/STORE

Accessible via internal door from the dining kitchen and an external door from the front driveway, with power, lighting, radiator and an obscured double glazed window. The up and over garage door is still installed and is currently enclosed behind plasterboard.

### 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 - a i r f i e l d s . s t a t e m e n t . o w n e r s h i p](https://what3words.com/app/enter-airfields.statement.ownership)

### 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.

### HOME REPORT

This property's Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

## Floorplan



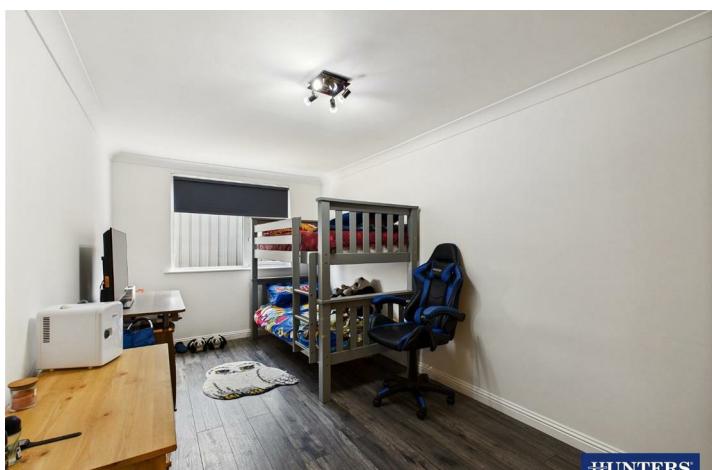
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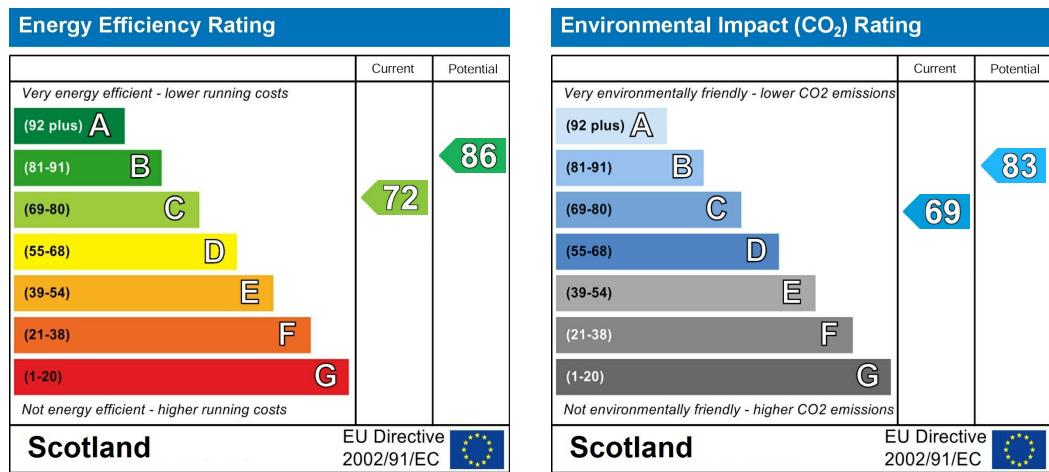
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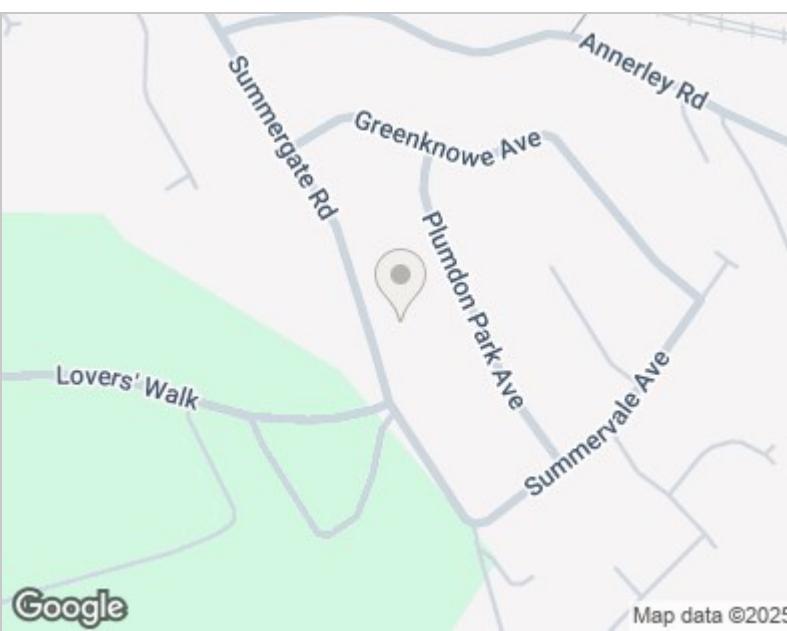
### Energy Efficiency Graph



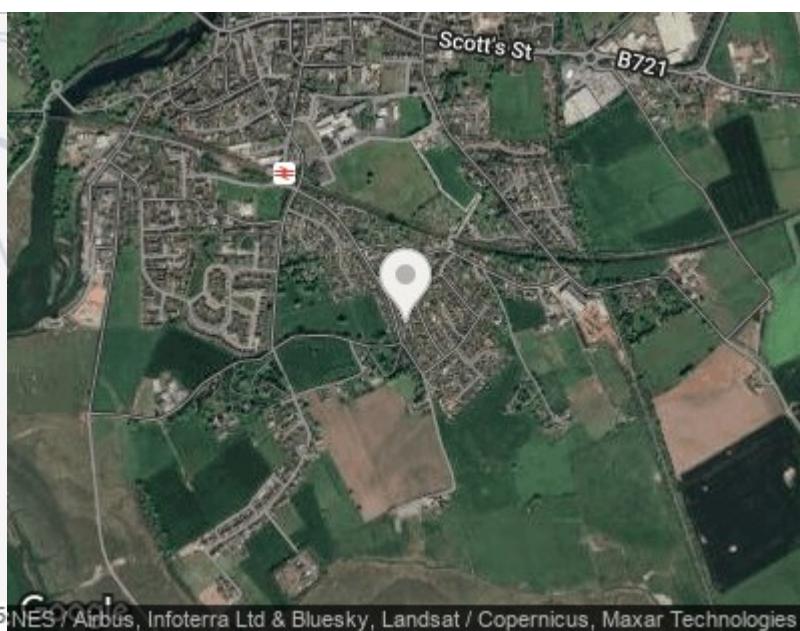
### Viewing

Please contact our Hunters Office in Annan on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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