

37 Turnberry Road

ANNAN, DUMFRIES AND GALLOWAY, DG12 6LH



Three-bed semi-detached family home, spacious accommodation, set in a quiet street in the popular town of Annan, Dumfries & Galloway



01387 218 080



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer this spacious three-bedroom semi-detached property to the market. This home is set in a great location, ideal for any family, and comes with the benefit of a large garage/workshop and a conservatory. Although perfectly functional as-is, the property would ideally benefit from a light internal upgrade, after which it would provide an excellent and very spacious home for any family to enjoy.

THE LOUNGE & DINING ROOM



The accommodation comprises a bright and airy lounge and dining room, which, given the shape of the room, would suit a range of furniture configurations. It's immediately apparent that the design of the home makes great use of the natural available light, to create a bright and free-flowing living space to relax in. The dining room area offers space for dining on more formal occasions.

The kitchen is finished in a range of units, with a cooker and space for a free-standing washing machine, dishwasher, fridge and freezer. The Conservatory completes the ground floor accommodation and will be a great place to relax in the warmth of the sunshine, all year round.

THE KITCHEN & CONSERVATORY





Upstairs, the modern and stylish shower/wet room is bright and airy, complete with a vanity cabinet with an integrated sink, a toilet, and an electric shower. There are three spacious bedrooms in this lovely home, all have ample space for free-standing furniture and built-in storage.

THE SHOWER/WET ROOM



THE BEDROOMS



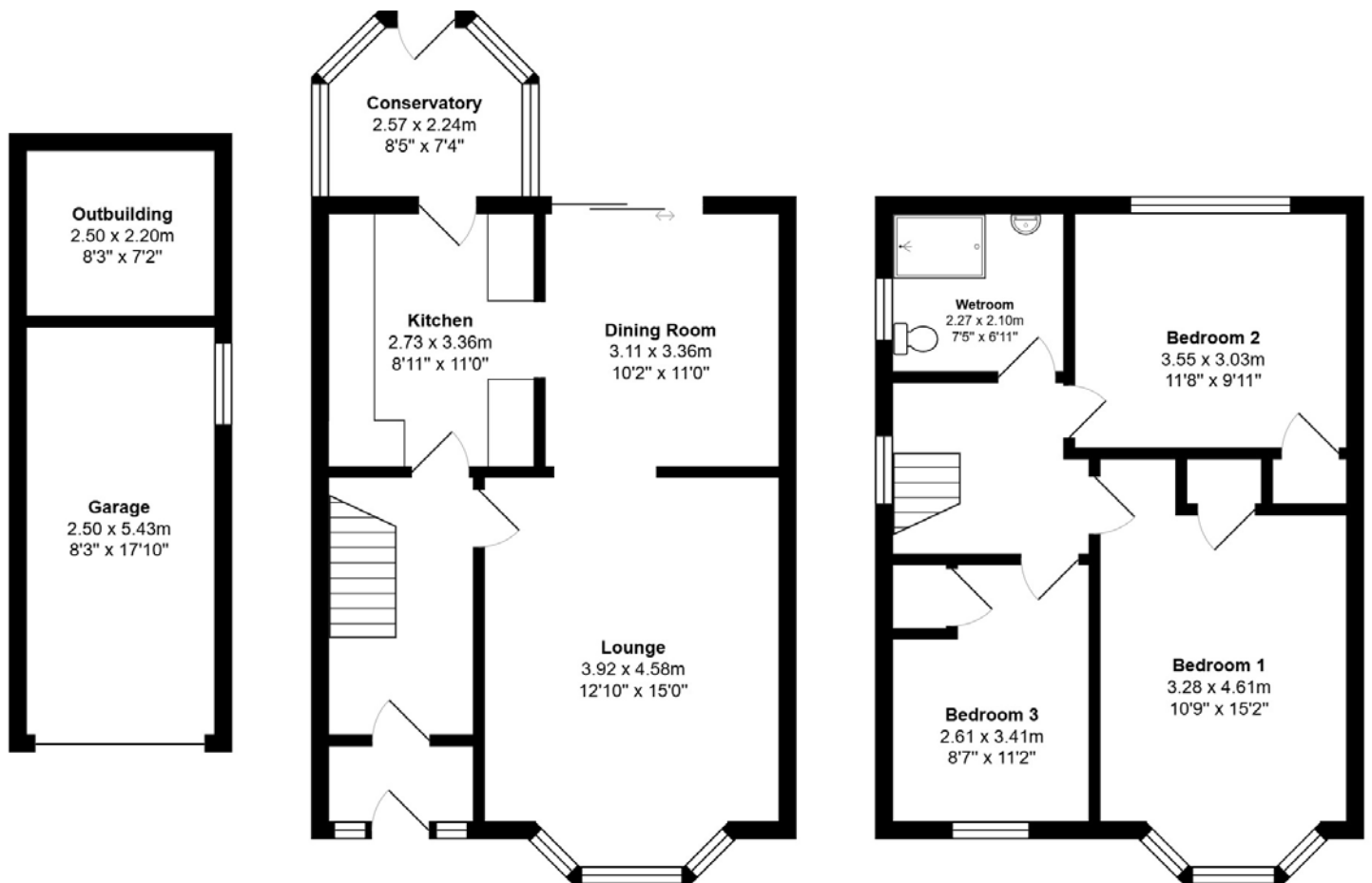
The property is kept warm and comfortable, featuring double glazing and modern, high-efficiency electric storage heating. Off-street parking is provided on the driveway to the front aspect of the property, and there's a large garage/ workshop offering the perfect place for those who like to tinker with a hobby. The sizeable rear garden is well stocked, with mature shrubs and plants, and it enjoys plenty of sun, it's perfect for summer days and also benefits from a greenhouse, with an outhouse store to the rear of the garage.

Early viewing is a must for anyone seeking a great family home, set in a great location with incredible potential.

EXTERNALS

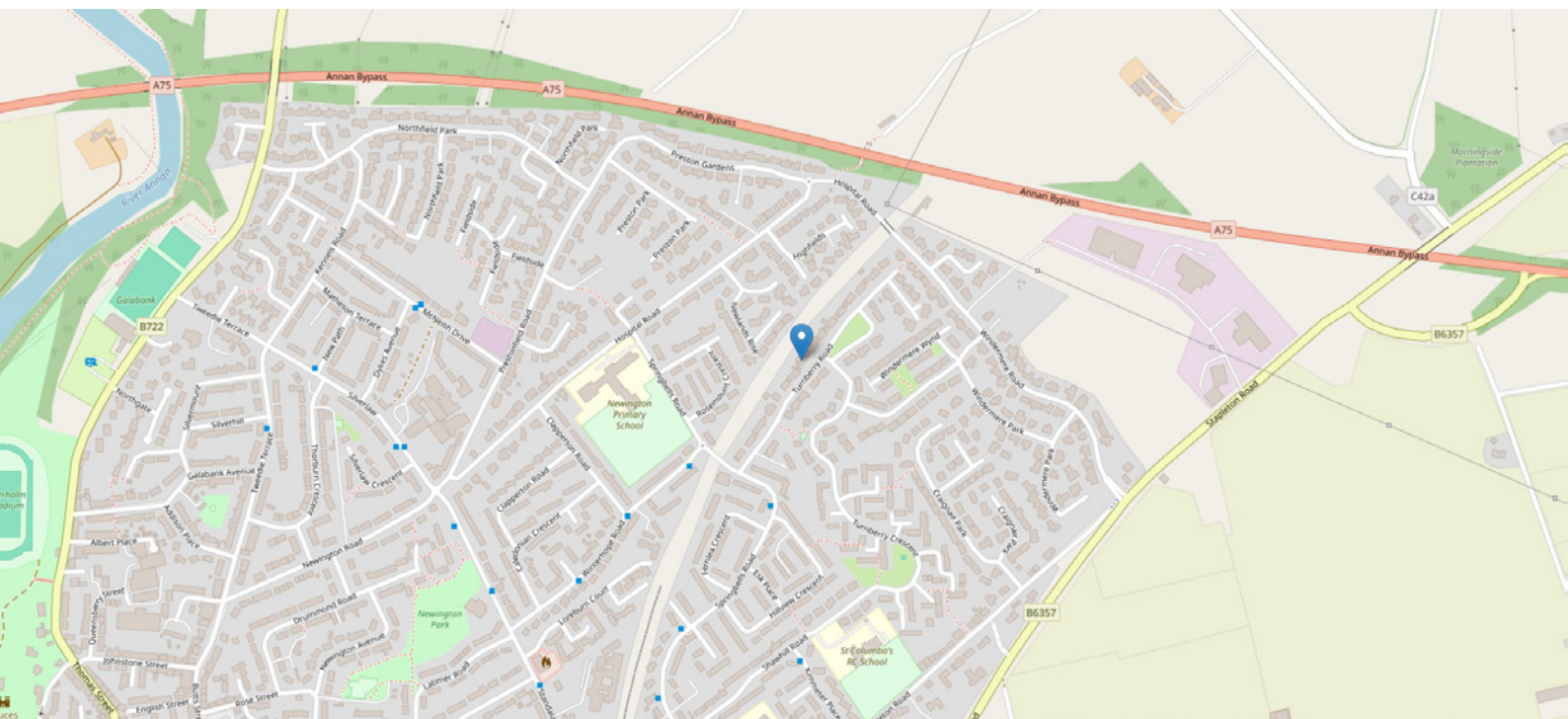


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m² | EPC Rating: D



THE LOCATION

The delightful market town of Annan is positioned along the Solway Coast. Historically a key point in the defence of the Scottish border, the town was once part of the powerful Bruce family's lands and has been shaped by centuries of change and conflict. Its blend of attractive Victorian architecture and medieval remnants makes it an engaging place to live. The house lies within the catchment area for Newington Primary School and Nursery, Secondary education is found within the town at Annan Academy. There are plenty of amenities nearby, 8.5 miles from Gretna, 16 miles from Dumfries and only 18 miles from Carlisle, with close proximity to the M74 and M6.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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