



9 Greenknowe Avenue, Annan, DG12 6ER  
Offers Over £250,000

C&DRural

# 9 Greenknowe Avenue, Annan, DG12 6ER

- Detached three bedroom bungalow
- Front entrance conservatory
- Modern fixtures and fittings
- Spacious and bright living room with bespoke gas fire
- Open-plan kitchen with breakfast bar and integrated appliances
- Extensive driveway and integral garage with electric doors
- Gas central heating
- Lovely rear garden plus low-maintenance front garden
- Sought after area of Annan

Three bedroom detached bungalow with modern fixtures and fittings, driveway, garage and gardens.

**Council Tax band:** D

**Tenure:** Heritable Title

**EPC Rating:** C



## 9 Greenknowe Avenue

Spacious and flexible, three bedroom detached bungalow situated in a sought after area of Annan. The property was extended approximately 20 years ago to provide a more open-plan and spacious kitchen area as well as an additional office/bedroom. Externally there is an extensive driveway, integral garage with electric doors, front lawn and private rear garden with greenhouse and summerhouse.

### The Accommodation

The front door welcomes a generous conservatory with seating area, enjoying pleasant views of the front lawn, complete with wood effect laminate flooring and complimentary skirting boards and window sill. An inner door welcomes a spacious entrance hallway with doors leading to the rest of the accommodation. The living room is the perfect size for entertaining, featuring a built-in bespoke gas fire and double oak doors which open into the dining room. Finished with oak glazed internal doors, the living room is bright and welcoming.

The kitchen is a cook's dream, featuring white floor and wall units with complimentary black granite worktops, integrated appliances including a double oven, microwave, dishwasher, Logik induction hob, fridge/freezer and large larder unit. There is also a fantastic bar with seating area (beverages not included in the sale). A back door provides access to the rear garden.



The dining room is conveniently located between the living room and kitchen, large enough for family dining and enjoys peaceful views of the rear garden. There is a sitting room/office/third bedroom located just off the kitchen. There are two good sized double bedrooms, one featuring a built-in wardrobe and the other benefiting from double fitted wardrobes. The family bathroom features a modern walk-in mains fed shower with glass screen, towel rail, hand wash basin with vanity unit and WC. The extensive attic space is partially boarded for accessing the boiler and offers an opportunity to increase accommodation. Externally there is a large concrete driveway with ample parking available and lawn to the front laid with artificial grass. The garage benefits from electric roller doors and makes for excellent storage use or parking. There is a paved pathway to the side of the property providing access to a private and well maintained rear garden. There is an excellent 22ft x 8ft greenhouse with electric supply and timber summerhouse included in the sale. The rest of the gardens include a variety of shrubbery and trees. For buyers searching for a ground floor property with manageable gardens, 9 Greenknowe Avenue is the ideal home.

#### **Location Summary**

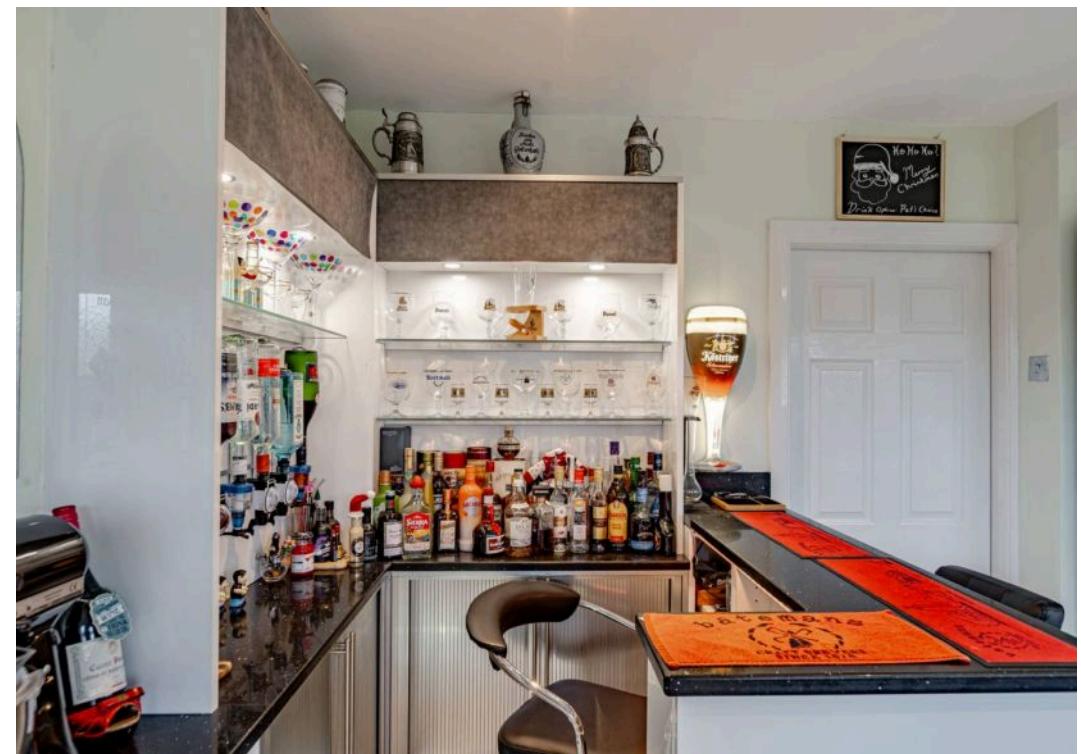
The property is located in a popular area of the charming town of Annan in Dumfries and Galloway. Annan is known for its welcoming community, rich history, and scenic surroundings, offering a blend of rural beauty and convenient town living. For commuters, Annan railway station is only half a mile away, providing regular services to both Carlisle and Glasgow, making it ideal for those who travel for work or leisure. The nearby A75 provides easy road access to the M74, connecting to major cities across Scotland and Northern England.

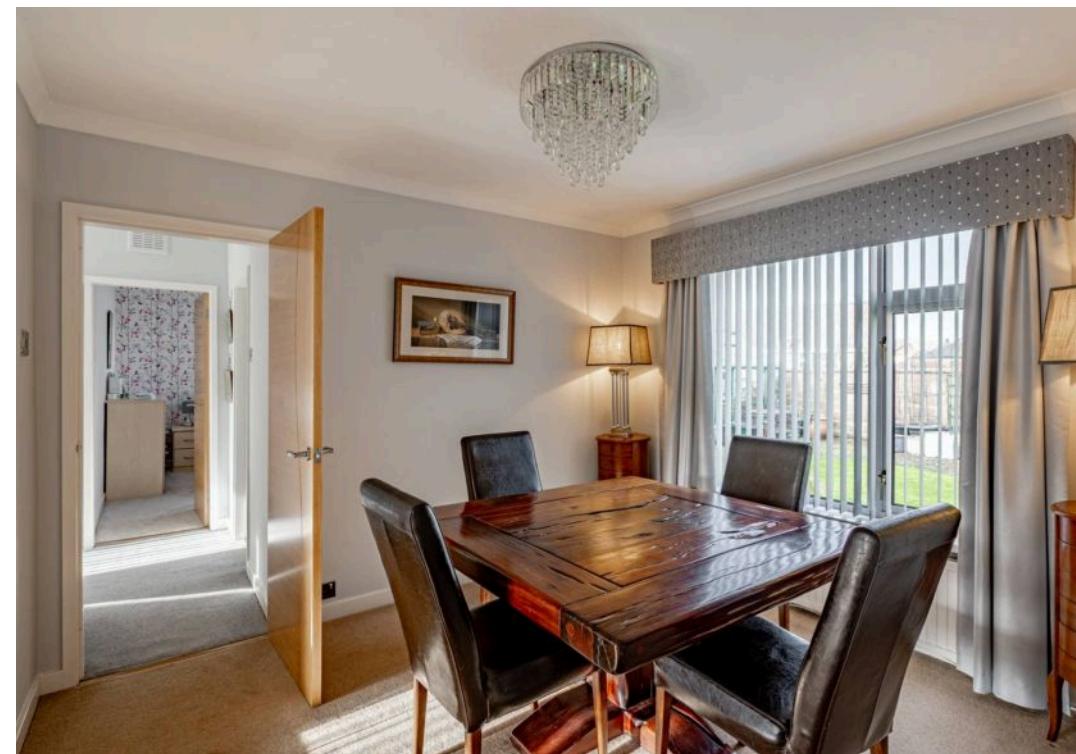
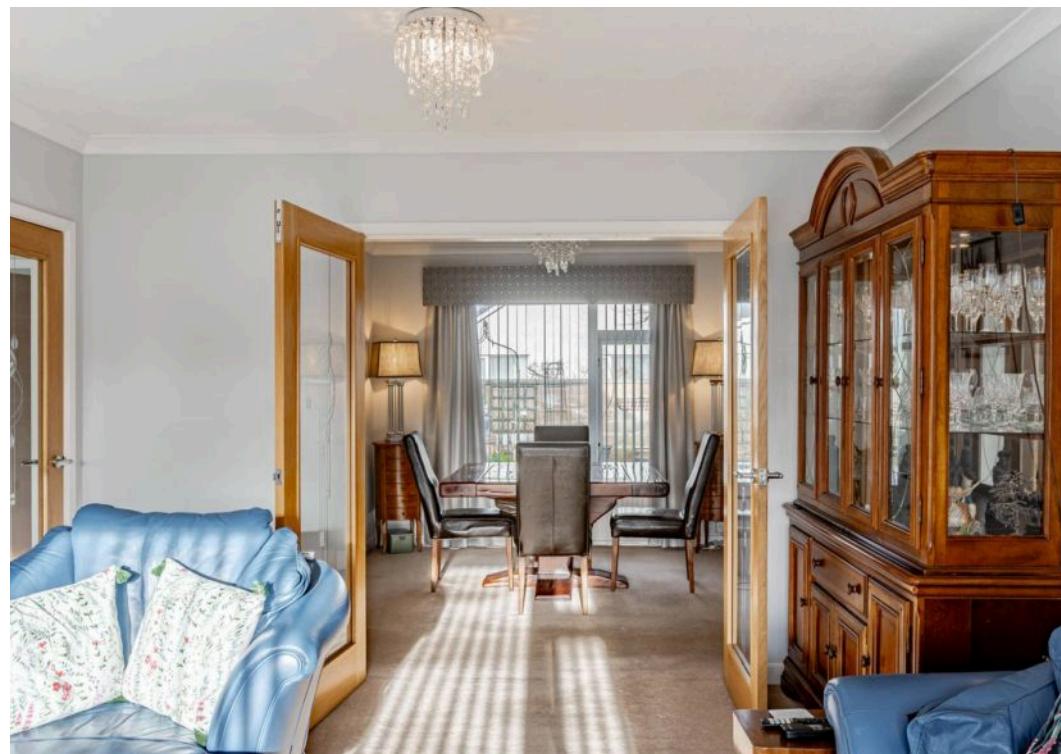
The town itself boasts a variety of amenities, including supermarkets, independent shops, cafes, restaurants, doctors and dentists. For families, the property is well-served by excellent local schools, such as Elmvale and Newington Primary School as well as Annan Academy, both offering high-quality education. Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away.

#### **What 3 words**

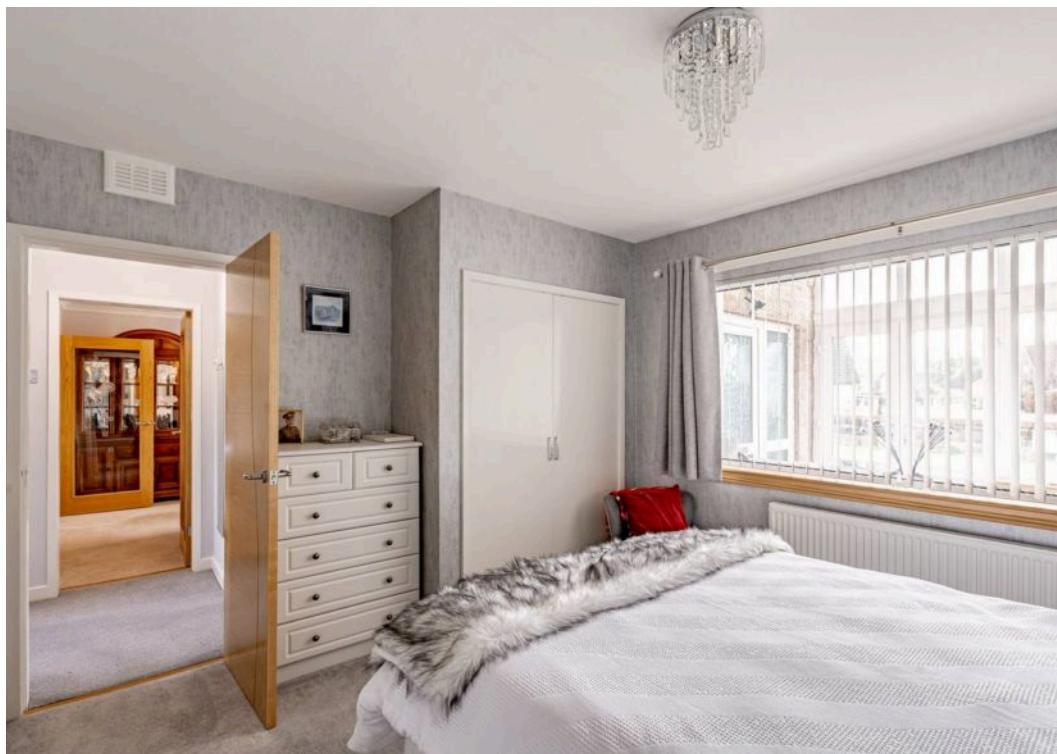
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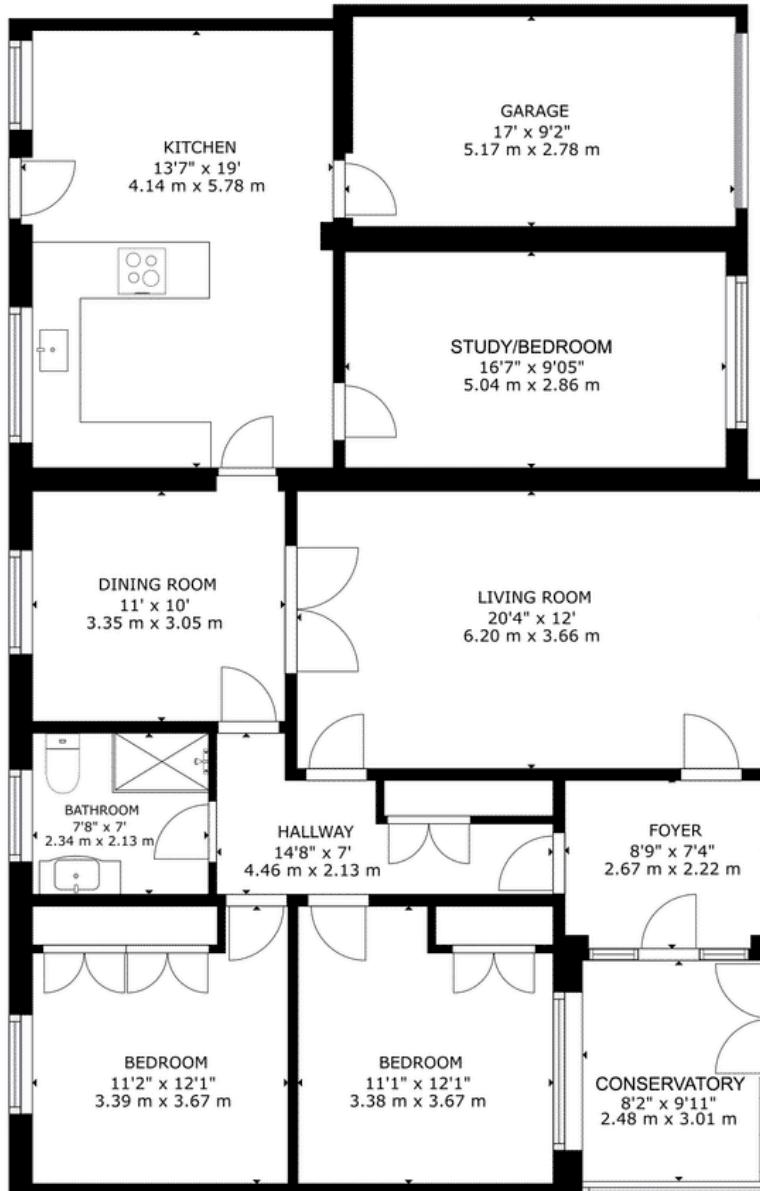












GROSS INTERNAL AREA  
FLOOR 1: 1331 sq ft, 123.67 m<sup>2</sup>  
EXCLUDED AREAS; GARAGE: 155 sq ft, 14.37 m<sup>2</sup>, COVERED PORCH: 88 sq ft, 8.15 m<sup>2</sup>  
TOTAL: 1331 sq ft, 123.8673 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** C

**Broadband:** Fibre broadband is available and there is good mobile coverage.

**Services:** 9 Greenknowe Avenue is serviced by mains water supply, mains electricity, mains drainage and gas central heating.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**Offers:** Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Local Authority:** Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band D.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on @cdrural.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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