HARPER ROBERTSON & SHANNON

SOLICITORS, ESTATE AGENTS & NOTARIES









148 Central Avenue, Gretna, DG16 5AF

Guide Price £200,000

A Lovely, Spacious (Extended) End-Terraced House | All Fully Modernised To A High Standard & Ready To Move Into | Entrance Vestibule | Hallway | Cloakroom | Open Plan Lounge/Fitted Kitchen | Stairs & Landing | 2 Double Bedrooms | Large Bathroom With Walk-In Rainfall Shower | Front, Side & Rear Gardens | Detached Store | Vehicular Rear Access | EPC C

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

t: 01461 203418
e: office@hrands.co.uk
www.hrands.co.uk

ACCOMMODATION

ENTRANCE VESTIBULE
(2.10m x 1.40m)
Entered through a part U.P.V.C door. Double glazed window to the side elevation. Wall light. Coving. Laminate vinyl flooring. Part glazed door through to a bright and inviting hallway.

HALLWAY
Double glazed sash window to the front elevation. Four inset ceiling spotlights. Coving. Smoke alarm. Laminate flooring. Radiator with thermostatic valve. Doors through to cloakroom and open plan lounge/fitted kitchen.

CLOAKROOM
(1.90m x 0.95m)
White wash-hand basin with chrome single lever mixer tap and white high gloss storage unit below. Dual flush W.C. Obscured double glazed sash window to the side elevation. Extractor fan. Shelved mirrored corner unit. Laminate vinyl flooring. Radiator with thermostatic valve.

OPEN PLAN LOUNGE/FITTED KITCHEN
(11.05m x 6.19m)
Generously proportioned bright room with two double glazed sash windows to the front elevation and one to the side elevation. Double glazed French doors give access out in to the rear garden. Double glazed window to the rear elevation. Two double glazed Velux windows to the rear elevation. Nineteen inset ceiling spotlights. Ample power points. Television point. Coving. Three smoke alarms. Contemporary white high gloss wall and base units incorporating a single drainer sink unit with vegetable compartment and chrome swan neck mixer taps. Central island unit with useful built-in storage units and seating area for five stools. Brand new built-in induction hob, fan-assisted oven, chrome chimney cooker hood extractor and glass splashback. Integrated microwave, fridge/freezer, washing machine and dishwasher. Concealed electricity meter and consumer unit. Ideal central heating combi-boiler is concealed in one of the units. Laminate flooring. Two radiators with thermostatic valves.

STAIRS AND LANDING
Double glazed sash windows to the front and side elevations. Hatch to insulated attic space. Coving. Ample power points. Fitted carpet. Radiator with thermostatic valve. Useful built-in carpeted storage cupboard **(1.60m x 0.85m)** with double glazed sash window to the side elevation

BEDROOM 1
(4.38m x 3.65m)
Two double glazed sash windows to the front elevation. Coving. Television point. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2
(3.96m x 3.66m)
Double glazed sash window to the rear elevation. Coving. Television point. Fitted carpet. Radiator with thermostatic valve.

BATHROOM
(3.70m x 2.42m)
A lovely spacious bathroom benefitting from a brand new white three piece suite comprising wash-hand basin with chrome single mixer tap and white high gloss storage unit below, bath with chrome mixer taps and W.C. Fully tiled walk-in shower enclosure with dual rainfall shower. Tiled splashbacks around wash-hand basin and bath. Wall mounted mirrored storage unit. Five inset ceiling spotlights. Extractor fan. Obscured double glazed sash windows to the side and rear elevations. Vinyl flooring. Large white heated towel rail.

OUTSIDE
The property includes private garden ground to the front, side and rear of the dwellinghouse, which is generally laid to grass, with paved and slate chipped footpaths. Access to the rear garden is over a shared private lane. Property boundaries are defined by brick walls, timber fencing and a hedge

DETACHED STORE
Which is of roughcast brick construction, under a flat roof finished with bitumen felt

HOME REPORT
A Home Report is available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

NOTES
The details have been carefully prepared for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded. The property is a Category B Listed Building.

SERVICES
Mains water, electricity, gas and drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING
By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

EPC Rating = C

Council Tax Band "C"

360 Virtual Tour Link: https://app.madesnappy.co.uk/tour/1g14f3g35bb7

