



24 Windermere Road, Annan, DG12 6GY

Guide Price £280,000

Discover The Allure Of This Beautifully Presented & Truly Loved Detached Bungalow Offering A Unique Blend Of Tranquillity and Convenience | Accommodation: Entrance Hallway | Lounge | Open Plan Fitted Dining Kitchen/Sun Room | Utility Room | Study/Third Bedroom | 2 Bedrooms (One With En-Suite) | Large Family Bathroom | Neatly Kept Front & Rear Gardens | Driveway | Integral Store | Greenhouse | **EPC B**

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ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed woodgrain U.P.V.C door. Hatch with ladder attached to insulated part boarded attic. Smoke alarm. Useful storage cupboard housing the electricity meter and consumer unit. The supply of electricity is supplemented by an array of photovoltaic (PV) solar panels on the rear roof pitch. Electronic central heating programmer with room thermostat. Oak flooring. Anthracite designer vertical column radiator with thermostatic valve. Part glazed Oak doors through to a cosy lounge and a contemporary designed and very stylish open plan kitchen/diner, sun room and further Oak doors off to a useful utility room, study/third bedroom, two bedrooms and a generously proportioned family bathroom. All the internal doors, skirtings and architraves are formed in Oak.

LOUNGE

(4.31m x 3.86m)

A very welcoming and cosy room with double glazed window to the front elevation. Venetian plantation blinds. Wall mounted real flame log effect electric fire. 5-light ceiling pendant. Coving. Television point. Telephone point. Oak flooring. Radiator with thermostatic valve.

CONTEMPORARY DESIGNED AND TRENDSETTING OPEN PLAN FITTED KITCHEN/DINER

(6.13m x 3.23m)

Plentiful high gloss wall and base units incorporating a white ceramic sink with chrome swan neck mixer taps. Complimentary worksurface areas and tiled splashbacks. Built-in Neff hob, fan-assisted oven/grill and integrated cooker hood extractor. Integrated dishwasher. Space for an American style fridge/freezer. Heat alarm and smoke alarm. Smoke alarm. Nine inset spotlights. Double pendant ceiling light. Coving. Plinth ambient lighting. Double glazed window overlooking the rear garden. Roller blind. Tiled floor. Anthracite designer vertical column radiator with thermostatic valve. Open recess through to the sun room.

SUN ROOM

(4.07m x 3.95m)

Enjoying fabulous views over the well cared for pretty rear garden. U.P.V.C double glazed windows and French doors. Roller binds. Four inset ceiling spotlights. Single dimmer switch. Television point. Tiled floor. Radiator with thermostatic valve.

UTILITY ROOM

(2.90m x 1.92m)

Good range of high gloss wall and base units incorporating a white ceramic sink with chrome swan neck mixer taps. Plumbed for washing machine and space for tumble dryer. Double glazed window to the rear elevation. Roller blind. Tiled splashbacks. Tiled floor. Radiator with thermostatic valve. Oak door through to study/third bedroom. Part glazed woodgrain U.P.V.C rear door.

STUDY/THIRD BEDROOM

(2.95m x 2.45m)

Double glazed window to the side elevation. Oak flooring. Radiator with thermostatic valve.

BEDROOM 1 (with en-suite)

(4.53m x 3.45m)

Double glazed window to the front elevation. Venetian plantation blinds. Coving. Built-in sliding door wardrobes along one wall with rails and shelving. Oak flooring. Radiator with thermostatic valve.

EN-SUITE SHOWER ROOM

(2.92m x 1.47m)

Obscured double glazed window to the side elevation. Roller blind. Modern white wash-hand basin with chrome mixer tap and modern double drawer unit underneath. Double shower enclosure with dual rainfall shower. Dual flush W.C. Coving. Five inset ceiling spotlights. Partially tiled walls. Extractor fan. Electric underfloor heated tiled floor. Large chrome heated towel rail.

BEDROOM 2

(4.32m 2.95m)

Double glazed window to the rear elevation. Roller blind. Coving. Built-in sliding door wardrobes along one wall with rails and shelf. Oak floor. Radiator with thermostatic valve.

PRISTINE FAMILY BATHROOM

(2.67m x 2.19m)

White three piece suite comprising of white wash-hand basin with chrome mixer tap and modern double drawer unit underneath. Matching wall mounted storage unit with two drawers underneath. Bath with dual rainfall shower, shower screen attached to bath. Dual flush W.C. Coving. Seven inset ceiling spotlights. Electric underfloor tiled floor. Large chrome heated towel rail.

OUTSIDE

Low maintenance front garden laid out in chipping stones. There is a small easy to maintain rockery area adjacent to the front door. Keyblock paved driveway. Wooden side gates at either side of the property. Paved connecting pathways. The private and secure rear garden has a wide array of colourful plants, shrubs and fragrant roses. Neatly kept lawn area. Paved patio areas. Cold water tap. Greenhouse **(2.35m x 1.80m)**. Timber built garden shed.

INTEGRAL STORE

(3.01m x 2.54m)

With up and over door. Power and light supply. Wall mounted Worcester Greenstar 38 CDi Classic ErP gas fired boiler.

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.

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 - B

Council Tax Band “E”

360 Virtual Tour Link : <https://www.madesnappy.co.uk/tour/1g14f3g2f831>

