



48 Rowanburn, Canonbie, DG14 0NQ

Guide Price £ 120,000

A Lovely End Terraced House | Situated In A Semi-Rural Location | 4 Good Sized Bedrooms |
Fitted Kitchen | Bathroom | Modern Shower Room/ Utility | Large Private Front Garden |
Detached Garage | EPC E

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ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed timber framed door. Coat hooks. Tiled floor. Doors leading to bedroom 1/snug and lounge.

LOUNGE

(3.27m x 4.97m)

A lovely bright room with double glazed windows to the front elevation. Deep display sill. Multi-fuel stove set on a slate tiled heath and brick surround. Concealed electricity meter and fusebox. Tiled floor. Radiator. Door through to Fitted Kitchen.

BEDROOM 1/SNUG

(3.35m x 5.28m)

Double glazed window to the front elevation. Curtains. Louvre door fronted storage cupboard **(0.90m x 0.50m)**. Fitted Carpet. Radiator with thermostatic valve.

FITTED KITCHEN

(3.80m x 1.99m)

Modern wall and base units incorporating a single drainer sink unit with vegetable compartment and chrome mixer tap. Built in electric hob, fan-assisted oven and an integrated cooker hood extractor with a light above. Double glazed windows to the side and rear elevation. Venetian blinds. Plumbed for washing machine. Space for under-counter fridge. Tiled floor. Door through to Rear Vestibule.

REAR VESTIBULE

Part glazed timber framed door to the rear elevation. Tiled Floor. Door through to shower room/utility.

SHOWER ROOM/UTILITY AREA

(1.91m x 1.98m)

Newly installed wash-hand basin with chrome single lever mixer tap and storage unit below. W.C. Double shower cubical with waterproof wall boarding and electric shower. Obscured double glazed window to the rear elevation. Plumbed for washing machine/ tumble dryer. Tiled floor. PVC ceiling with 4 chrome ceiling spotlights.

STAIRS AND LANDING

Handrail to one side. Fitted carpet. Doors leading to a further 3 bedrooms and bathroom.

BEDROOM 2

(2.39m x 2.28m)

Double glazed window to the front elevation. Curtains. Built in double mirrored wardrobe with shelf and rail. Fitted carpet. Radiator.

BEDROOM 3

(2.77m x 2.21m)

Double glazed window to the rear elevation. Built in mirrored wardrobes along one wall with shelving and rails. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 4

(2.73m x 2.43m)

Double glazed windows to the rear elevation. Curtains. Fitted carpet. Radiator.

BATHROOM

(2.21m x 2.06m)

Obscured double glazed window to the rear elevation. White three-piece suite composing both with electric shower and glazed shower screen. Wash-hand basin and dual flush W.C. mirrored wall unit with shelving. Extractor fan. Waterproof wall boarding on one wall. Vinyl flooring. Radiator.

OUTSIDE

Large front garden laid out in lawn. Detached garage. Clothes poles.

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 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 = E

Council Tax Band “A”

360 Virtual Tour Link : <https://www.madesnappy.co.uk/tour/1g14f3g31a3d>

