



Criffel View, Carlisle Road, Annan, DG12 6RZ

Price Offers Over £110,000

Spacious Semi-Detached Cottage | Some Modernisation Required | Newly Installed Windows and Doors | Conveniently Situated Within Walking Distance To The Town Centre | Entrance Hall | Lounge | Kitchen | Rear Inner Hall | 3 Bedrooms | Shower Room | Attached Brick Store | Rear Garden Area | Tarmac Driveway | EPC D

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

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

ACCOMMODATION

ENTRANCE HALL

(1.70m x 1.52m)

Entered through a dual coloured U.P.V.C door with glazed panel above. Hatch to insulated attic. Smoke alarm. Concealed electricity meter and consumer unit. Fitted carpet. Part glazed doors through to lounge and front bedroom.

LOUNGE

(4.52m x 3.80m)

Spacious bright room with double glazed dual window to the front elevation. Deep display sill. Solid fuel stove set on a quarry tiled hearth. 4-Light ceiling spotlight fitment. Telephone point. Smoke alarm. Laminate flooring. Radiator with thermostatic valve. Door through to entrance hall and inner hallway.

KITCHEN

(3.00m x 2.25m)

Wall and base units. Single drainer sink unit with chrome mixer taps. Built-in two ring electric hob. Plumbed for washing machine and dishwasher. Space for under counter fridge and freezer. Tiled splashbacks. Ceiling striplight. Double glazed window to the rear elevation. Glow-worm condensing combi-boiler. Open recess to rear hallway.

REAR HALLWAY

Part glazed U.P.V.C rear door. Smoke alarm. Fitted carpet. Radiator with thermostatic valve.

SHOWER ROOM

(2.05m x 2.00m)

White wash-hand basin with chrome mixer taps and dual flush W.C. Wet room style shower area with Mira shower. Extensive wet wall boarding. Extractor fan. Double glazed obscured window to the rear elevation. Non slip vinyl flooring. Radiator with thermostatic valve.

BEDROOM 1

(4.50m x 3.80m)

Double glazed window to the front elevation. Deep display sill. Freestanding imitation fire surround. Television point. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2

(4.52m x 2.40m)

Double glazed window to the front elevation. Deep display sill. Open recess area. Radiator with thermostatic valve.

INNER HALLWAY

Double glazed window to the front elevation. Deep display sill. Radiator with thermostatic valve. Doors off to lounge and two good sized bedrooms.

BEDROOM 3

(3.66m x 3.50m)

Double glazed window to the rear elevation. Deep display sill. Radiator with thermostatic valve.

OUTSIDE

Pathway to the front. Paved garden ground to the rear with tarmac driveway. Attached brick built store **(4.50m x 1.70m)** at widest points.

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 Rating = D

Council Tax Band “C ”

360 Virtual Tour Link : <https://www.madesnappy.co.uk/tour/1g14f3g34887>

