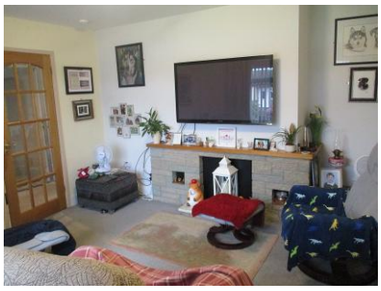
HARPER ROBERTSON & SHANNON

SOLICITORS, ESTATE AGENTS & NOTARIES









15 Burnt Firs Place, Dumfries, DG1 3RW

Guide Price £150,000

A Sought After Semi-Detached Bungalow Situated In A Highly Desirable & Quiet Cul-De-Sac Location | Entrance Vestibule | Hallway Lounge | Newly Fitted Kitchen | Shower Room | 2 Bedrooms | Sun Porch | Front & Rear Gardens | Driveway | Detached Garage | 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 VESTIBLE
(1.35m x 1.08m)
Entered through a part glazed U.P.V.C door with glazed side panel. Tongue and groove panelled ceiling. Fitted carpet. Glazed door leading to the hallway.

HALLWAY
Hatch with ladder attached to the full insulated attic. Coving. Central heating programmer and thermostat. Coat hooks. Fitted carpet. Radiator with thermostatic valve. Part glazed doors through to the Lounge and Fitted Kitchen. Further doors off to two Bedrooms and the Shower Room.

LOUNGE
(3.91m x 3.59m)
A lovely bright room with a double-glazed window to the front elevation. Vertical blinds. reconstituted stone fireplace and marble hearth. Television point. Smoke alarm. Fitted carpet. Radiator with thermostatic valve.

FITTED KITCHEN
(3.12m x 2.78m)
Newly installed white high gloss wall and base units incorporating a single drainer sink unit with a chrome swan neck mixer tap. Complimentary work surface areas and up stance. Space for fridge/freezer. Gas cooker connection. LED ceiling light. Plumbed for washing machine. Coving. Cooker chimney hood extractor with splashback below. Vinyl flooring. Radiator with thermostatic valve. Part glazed rear U.P.V.C. Door.

SHOWER ROOM
(1.97m x 1.60m)
White wash-hand basin with single lever chrome mixer tap and W.C. Tiled shower cubicle with Triton Riba electric shower. Fully tiled walls. Obscured double glazed window to the rear elevation. LED ceiling light. Extractor fan. Tiled floor. Radiator with thermostatic valve.

BEDROOM 1
(3.35m x 3.16m)
Double glazed window to the front elevation. Vertical blinds. fitted carpet. Radiator with thermostatic valve.

BEDROOM 2
(3.42m x 3.17m)
Double glazed window to the rear elevation. Roman blind. Radiator with thermostatic valve.

OUTSIDE
The front garden requires very low maintenance and is laid out with artificial frass with well sticked shrub borders. Keyblock driveway and pathways. Wooden gate located at the side of the property gives access to the rear garden. The rear garden is also laid out in artificial grass accompanied by areas for growing flowers and vegetables. Detached garage. Outside water tap.

SUN PORCH/ UTILITY AREA
Double glazed windows surround this room overlooking the rear garden. Space for tumble dryer. Tiled floor.

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 = C

Council Tax Band "C"

360 Virtual Tour Link: https://www.madesnappy.co.uk/tour/1g14f3g3488b

