



Wildwood, Landheads, Annan, DG12 5LN

Guide Price **£320,000**

An Exceptionally Spacious Detached (Extended) Two Storey House | Some Modernisation Required | Entrance Vestibule | Lounge | Dining Room | Fitted Kitchen | Utility Room | Shower Room | Inner Hallway | 3 Bedrooms | Stairs & Landing | 3 Further Bedrooms | Linen Room | Generous Garden Grounds Extending To Approx 0.65 | **Two Fields Are Available By Separate Negotiation - (5.323 acres) & (2.154 Hectares) |**

Integral Garage | Large Detached Barn/Workshop, Stable Block, Small Dilapidated Stone Building & Timber Shed In Field | Off Road Parking | EPC E

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ACCOMMODATION

ENTRANCE VESTIBULE

Entered through a part-glazed UPVC front door. Drayton thermostat control. Flush light fitting. Tiled flooring. Doors off to lounge and an inner hallway leading off to 3 bedrooms.

LOUNGE

(3.97m x 3.75m)

A very inviting room with a Multi-fuel burning stove set on a sandstone hearth, there is a contrasting surround with wooden plinth above. Built-in bookshelf. Television point. Smoke alarm. Double glazed window to the front. Deep display sill. Wood effect Ultragrip Studio Vinyl. Radiator. French doors opening into the dining room. Door through to an inner hallway giving access to the fitted dining kitchen, utility room and shower room.

DINING ROOM

(4.50m x 2.94m)

A lovely addition to the property. Double glazed windows to the side and rear. Vertical blinds. Modern light fitting. 2 wall lights. Wood effect Ultragrip Studio vinyl. Radiator.

INNER HALLWAY

Double glazed window overlooking utility room. Light fitting. Telephone point. Ultragrip Studio Vinyl. Doors off to kitchen, utility room and shower room.

FITTED DINING KITCHEN

(5.24m x 3.05m)

With a good range of modern wall and base units incorporating a stainless steel single drainer sink unit with chrome single lever mixer tap. Electric cooker point. Airing cupboard housing the hot water tank. Wall mounted Grant Vortex Eco Utility oil central heating boiler. Double glazed window to the front. Roller blind. Small breakfast bar and three stools. Integrated Bosch cooker hood extractor. Chrome splashback above cooker. Under unit lighting. Immersion switch. Plumbed for washing machine and space for tumble dryer and under counter fridge. Integrated dishwasher. Part tongue and groove panelling on walls. Tiled splashbacks and window sill. Two ceiling striplights. Non slip vinyl flooring. Radiator.

UTILITY ROOM

(2.76m x 3.02m)

Double glazed windows to the side and rear. Roller blinds. Coat hooks. Ceiling striplight. UPVC rear door. Non slip vinyl flooring.

SHOWER ROOM

(1.64m x 1.93m)

Whisper grey wash-hand basin and W.C. Triple shower cubicle with electric shower. Obscured double glazed window to the side elevation. Extractor fan. Tiled floor. Radiator with thermostatic valve.

FURTHER INNER HALLWAY TO 3 BEDROOMS

Two double glazed windows to the front. Roller blinds. Deep display sills. Smoke alarm. Fitted carpet.

BEDROOM 1

(3.40m x 2.35m)

Double glazed window to rear. One wall has built in wardrobes. White wash-hand basin. Radiator. Sliding door through to bedroom 2.

BEDROOM 2

(3.54m x 3.30m)

Double glazed window to the rear. Wall light. Built in wardrobe. Radiator.

BEDROOM 3

(3.72 x 3.18m)

Double glazed window to front. Useful built in cupboard. Wall light. Radiator.

STAIRS, LANDING AND CORRIDOR

Double glazed windows to front and rear elevations. Vertical blinds. Smoke Alarm. Fitted carpet. Radiator. Doors off to large bathroom, linen/store room and three further bedrooms.

BATHROOM

(3.03m x 2.75m)

A spacious bathroom comprising of bath, wash- hand basin with vanity unit and W.C. Double glazed window to the front. Medicine cabinet. Shaver Point/light. Chrome towel rail. Fitted carpet. Radiator.

LINEN ROOM/STORE ROOM

(2.67m x 1.60m)

Hatch to fully insulated attic. Shelf racks. Vinyl flooring.

BEDROOM 4

(4.85m x 4.22m)

Great sized room with double glazed window to the front. Built in wardrobe. White wash hand basin. Fitted carpet. Radiator.

BEDROOM 5

(5.93m x 4.56m)

Double glazed windows to the front and side. Telephone point. Built in wardrobe. Control light fittings. Carpet. Radiator.

Entered by a sliding door from landing, this bedroom is divided into two sections with a slightly coombed ceiling.

(3.70m x 3.02m)

Built in cupboard. Windows to front. Fitted carpet. Radiator.

(4.57m x 3.84m)

Windows to front. Built in cupboard. Fitted carpet. Radiator. Walk in cupboard (2.45m x 1.03m) with potential of being converted into an en-suite.

The property includes private garden ground, which surrounds the dwellinghouse, together with a yard and small paddock. The grounds are mostly laid to grass and are estimated to extend to approximately **0.65 acres**. Property boundaries are generally defined by stone walls, timber post rylock fencing and hedging. Steel and timber framed stable block, clad with galvanised sheet metal comprises four loose boxes and feed store. Dilapidated former stone store/kennels. Various timber or sheet metal clad sheds just outside kitchen area.

Available by separate negotiation – at a Guide Price of £60,000, there are two fields being (5.323 acres) & (2.154 hectares) in grassland with a shelter in one of the fields. Shared trough with nearby neighbour.

(4.72m x 2.55m)

Up and over doors to front and rear. Power and light supply.

(9.30m x 8.90m) Height is approx. 5.50m

Single entrance door. Block built. Double metal front access doors. Concrete floor. Power and light supply.

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

The details have been carefully prepared by the solicitor acting 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. A Home Report available for this property.

Mains water, electricity and septic tank drainage. Oil central heating. The septic tank is situated in the adjoining wood which is under separate ownership. Telephone subject to the usual BT regulations.

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

EPC Rating = E

Council Tax Band “F”

360 Virtual Tour Link : <https://www.madesnappy.co.uk/tour/1g14f3g2ecfe>

