HARPER ROBERTSON & SHANNON

SOLICITORS, ESTATE AGENTS & NOTARIES









Albie Chapel Cottage, Waterbeck, DG11 3EU

Guide Price £155,000

Charming & Idyllic Semi-Detached Cottage with Annexe | Lovely Semi-Rural Location | Quirky Accommodation Comprising: Entrance Hallway | Lounge | Inner Hallway | Rear Porch | Conservatory | 3 Bedrooms (One With En-Suite) | Bathroom | Annexe Sitting Room With Kitchenette | Front & Rear Gardens | Double Driveway | Garden Store & Shed | EPC G

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

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

ACCOMMODATION

ENTRANCE HALLWAY
Entered through a part glazed timber framed door. High level compartment housing the electricity meter and consumer unit. Telephone point. Honeywell thermostat. Hatch to attic space. Coat hooks. Smoke alarm. Fitted carpet. Doors through to lounge and two bedrooms.

LOUNGE
(4.65m x 4.60m)
Lovely comfortable room with two double glazed windows to the front elevation. Vertical blinds. Curtains. Gas coal effect fire set on a tiled hearth and stone surround. Television point. Telephone point. Ample power points. Coving. Fitted carpet. Electric storage heater. Radiator with thermostatic valve. Part glazed door through to inner hallway.

INNER HALLWAY
Coat hooks. Vinyl flooring. Part glazed door through to fitted kitchen and rear porch.

FITTED KITCHEN
(4.00m x 2.36m)
Good range of wall and base units incorporating a single drainer sink unit with chrome mixer taps. Plumbed for washing machine. Space for tumble dryer. Space for fridge/freezer. Electric cooker point. Cooker hood extractor. Double glazed window to the rear elevation. Tiled splashbacks. 4-Light ceiling spotlight fitting. Wood flooring. Radiator

REAR PORCH
(2.10m x 1.56m)
U.P.V.C double glazed windows overlooking the rear garden. Tiled floor. Glazed U.P.V.C rear door.

BATHROOM
(2.01m x 1.91m)
White three piece suite comprising wash-hand basin and bath with chrome mixer taps. Mira Zest shower over the bath. W.C. Obscured double glazed window to the rear elevation. Roller blind. Partially tiled walls. Extractor fan. Tiled floor. Dimplex fan heater on wall. Chrome heated towel rail.

CONSERVATORY
(5.20m x 4.00m)
A lovely addition to the property enjoying views over the rear garden benefitting from lovely countryside field views. U.P.V.C double glazing. Curtains. Freestanding gas stove coal effect fire set on a marble hearth with decorative surround. Fitted carpet. Door through to bedroom with en-suite which links through to the annexe.

BEDROOM 1 with en-suite
(5.00m x 4.54m) at widest points
Double glazed windows to the rear and side elevations. Curtains. Freestanding electric stove effect fires set on a marble effect hearth and decorative surround. Fitted carpet. Part glazed U.P.V.C side door. Part glazed door through to the annexe sitting room.

EN-SUITE
(1.90m x 1.74m)
White wash-hand basin and W.C. Tiled corner shower cubicle with Mira Jump shower. Tiled walls. Obscured double glazed window to the rear elevation. Mirrored cabinet. Tiled floor.

ANNEXE SITTING ROOM/KITCHENETTE
(5.30m x 4.55m)
Great sized room with cast iron multi-fuel stove set on a raised tiled hearth. Vaulted ceiling with exposed ceiling beams. Double glazed window and doors to the front elevation. Kitchenette area with a good range of modern white wall and base units incorporating a single drainer sink unit with block chrome mixer taps and vegetable compartment. Handwash water heater. Chrome cooker hood extractor. Ceiling striplight. Two triple ceiling spotlight fittings. Tiled floor. Radiator.

BEDROOM 2
(5.10m x 2.75m)
Spacious room with double glazed window overlooking the front elevation. Built-in wardrobes with rail and shelving. Vertical blinds. Smoke alarm. Fitted carpet. Electric storage heater. Radiator.

BEDROOM 3
(3.75m x 2.65m)
Double glazed window overlooking the conservatory. Built-in wardrobe with rail and shelf. Useful built-in shelved storage cupboard housing the hot water cylinder. Fitted carpet. Electric storage heater. Radiator.

OUTSIDE
The front garden is laid out in chipping stones and paved double driveway. The enclosed rear garden is mostly laid out in paving and chipping stones for ease of maintenance. Well stocked flower beds. Raised decking. Garden shed. Garden store **(1.56m x 0.95m)**

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. Some furniture and fittings can be purchased upon separate negotiation.

SERVICES
Mains water, electricity, bottled 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 = G

Council Tax Band "C".

