



10 Clapperton Road, Annan, DG12 5JH

Guide Price £125,000

A Striking (Extended) Semi-Detached House With Lots Of Charm & Kerb Appeal | Entrance Hallway | Open Plan Lounge/Dining Area | Contemporary Fitted Kitchen/Diner | Stairs & Landing | 2 Double Bedrooms | Bathroom | Front & Rear Gardens | Gravelled Driveway. Detached Garden Room | Timber Built Garden Shed | EPC D

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ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed dual coloured timber framed door. Smoke alarm. Two display shelves. Understairs storage cupboard housing the electricity meter and consumer unit. Fitted carpet. Radiator with thermostatic valve. Door through to an open plan lounge/dining area.

OPEN PLAN LOUNGE/DINING AREA

(5.49m x 5.47m)

Lovely cosy room with double glazed windows to the front and side elevations. Venetian plantation blinds. Coving. Electric stove effect fire set on a marble hearth and decorative surround. Ample power points. Television point. Telephone point. Fitted carpet. Two radiators with thermostatic valves.

CONTEMPORARY FITTED KITCHEN

(4.78m x 3.59m)

Great range of modern white high gloss soft close units incorporating a single drainer sink unit with vegetable compartment and chrome swan neck mixer taps. Complimentary work surface areas and upstands. Built in AEG 5-ring electric hob, fan assisted oven and double chimney cooker hood above. Plumbed for washing machine. Double glazed window overlooking the rear garden. Venetian blinds. Heat alarm. Eight inset chrome ceiling spotlights. Ample power points. Tiled floor. Double glazed French doors leading out on to a paved patio area and rear garden.

STAIRS AND LANDING

Handrail to one side. Central heating programmer. Ceiling extractor fan. Hatch with ladder attached to insulated attic. Double glazed window to the side elevation. Fitted carpet. Doors off to two bedrooms and bathroom.

BEDROOM 1

(3.81m x 2.79m)

Bright and airy room with two double glazed windows to the front elevation. Venetian plantation blinds. Roman blinds. One wall has mirrored sliding door wardrobes with shelving, rails and light. Built-in shelved storage cupboard housing the Worcester Greenstar combi-boiler. 5 Chrome inset ceiling spotlights and one inset ceiling spotlight in the storage cupboard. Fitted carpet. Radiator with thermostatic valve.

BEDROOM2

(3.38m x 2.53m)

Double glazed window to the rear elevation. Modern triple light fitting. Two display shelves. Fitted carpet. Radiator with thermostatic valve.

BATHROOM

(1.93m x 1.58m)

White three piece suite comprising wash-hand basin, bath with Triton T80 shower over and W.C. Obscured double glazed window to the rear elevation. Venetian plantation blinds. Mirrored corner storage unit. Extractor fan. Vinyl flooring. Radiator with thermostatic valve.

OUTSIDE

Gravelled driveway to the front and side of the property providing ample parking. Double wooden gates at the side elevation lead through to the private rear garden which is laid out mostly in grass with a paved patio area. Detached Garden room **(4.00m x 2.26m)** with power and light. Timber built garden shed.

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 “B”

360 Virtual Tour Link : <https://www.madesnappy.co.uk/tour/1g14f3g2ecfd>

