



16 Dunedin Road, Eastriggs, DG12 6QE

Price Offers Over £120,000

A Desirable & Spacious Terraced House Situated In A Quiet Residential Area | Entrance Hallway |
Lounge | Conservatory | Stairs & Landing | 2 Double Bedrooms | Large Bathroom |
Front & Rear Gardens | Double Driveway | EPC D

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

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

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed timber framed door. Useful carpeted understairs storage cupboard which houses the 'Worcester Greenstar' oil fired boiler. and has a double glazed window to the front elevation. Triple light fitting. Coving. Fitted carpet. Radiator. Doors leading to the lounge and fitted kitchen.

LOUNGE

(5.04m x 3.12m)

Lovley cosy room with double glazed window to the front elevation. LED ceiling light. Two wall lights. Coving. Modern slimline electric fire on wall. Acoustic wall cladding on one wall. Television point. Fitted carpet. Radiator with thermostatic valve. U.P.V.C double glazed French doors leading through to the conservatory.

CONSERVATORY

(2.63m x 2.55m)

A lovely bright room enjoying views over the rear garden. U.P.V.C double glazing. Vertical blinds. Two wall lights. Television point. Laminate flooring.

FITTED KITCHEN

(3.76m x 3.13m)

Good supply of wall and base units incorporating a single drainer sink unit with vegetable compartment and a matt black mixer spray tap. Under and over spotlights. Tongue and groove panelled ceiling with nine inset ceiling spotlights. Television point. Built in hob, oven, grill and chrome chimney hood extractor. Double glazed window to the rear elevation. Roller blind. Integrated washing machine. Space for an American style fridge/freezer. Vinyl flooring. Radiator with thermostatic valve.

STAIRS AND LANDING

Useful storage cupboard. Double glazed window to the front elevation. Venetian Plantation blinds. Triple light ceiling pendant. Fitted carpet. Radiator with thermostatic valve. Doors off to two double bedrooms and spacious bathroom.

BEDROOM 1

(4.28m x 3.32m)

Two double glazed windows to the rear elevation. Venetian plantation blinds. Telephone point. Acoustic wall panelling on one wall. Ornamental fireplace. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2

(3.18m x 2.85m)

Double glazed window to the rear elevation. Venetian plantation blinds. Ornamental fireplace. Laminate flooring. Radiator with thermostatic valve.

BATHROOM

(3.20m x 1.74m)

White three-piece suite comprising bath, wash hand basin and dual flush W.C. Fully tiled shower cubical with mains powered shower. Double glazed window to the front elevation. Venetian plantation blinds. Vinyl flooring. Chrome heated towel rail.

OUTSIDE

The front garden area is laid out in chipping stones and paving which provides parking for two vehicles. The rear garden is laid out in lawn with a paved patio area. Cold water tap. Right of access through the neighbouring property.

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, drainage and oil central heating. 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/1g14f3g33a55>

