



63 Annan Road, Dumfries, DG1 3AE

Offers over £145,000



Situated on Annan Road in Dumfries this well presented two bedroom semi detached bungalow offers comfortable living in walk in condition and is conveniently located for local amenities.

This property provides practical space for everyday living with large windows throughout allowing for plenty of natural light and benefits from ample off road parking.

63 Annan Road would be ideal for first time buyers, potential investors or people downsizing.

**ENTRANCE VESTIBULE- 1.26M X 1.15M**

Entering the property through a white composite front door, coving, ornate tiled flooring.

**HALLWAY- 4.46M X 1.15M**

White clear bevelled glass door, wood effect flooring, ceiling light with shade, central heating radiator with thermostat, doors leading to bedrooms, bathroom and kitchen/ living area.

**BEDROOM 1- 4.04M X 3.20M**

Coving, ceiling light, wood effect tile flooring, central heating radiator with thermostat, large bay window, integrated storage cupboard with shelving.

**BEDROOM 2- 4.16M X 3.20M**

Coving, ceiling light with shade, oak effect laminate flooring, window to rear, central heating radiator with thermostat, integrated storage cupboard with shelving & coat hooks.



*LIVING ROOM- 3.14M X 4.41M*

Wood effect tile flooring, ceiling light with shade, two windows with curtain pole, central heating radiator with thermostat, marble stone fireplace hearth.

*BATHROOM- 1.83M X 2.90M*

Wood effect tile flooring, ceiling light, window to rear, stone effect wall tiles, WC & wash hand basin, bath, walk in shower enclosure with shower head and glass screen, heated towel radiator.

*KITCHEN- 4.39M X 2.79M*

Wood effect tile flooring, central heating radiator with thermostat, white base and wall units with complimentary dark stone effect worktop, electric oven with hob, space for undercounter washing machine, tumble dryer/ dishwasher, window to rear, Checkered black and white splashback tiles, cupboard housing electricity meter, Baxi boiler



## GARDEN

Gravel and paved area, drying green, outdoor light.

## NOTES

This property also features an attic with accessible pull down ladder.

UPVC Double glazing throughout the property.

Gas central heating.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

## 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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