



15 Douglas Gardens, Annan, DG12 5LD

Price Offers Over **£110,000**

A Beautifully Presented Gem Of A Property | Tastefully Modernised & Ready To Move Into | Entrance Hall | Lounge/Dining Area | Contemporary Fitted Kitchen | Conservatory | Stairs & Landing | 2 Double Bedrooms | Modern Bathroom | Neatly Kept Front & Rear Gardens | Garden Store | 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 U.P.V.C door with obscured glazed side panel. Understairs storage area, the electricity meter, consumer unit and gas meter are located under the stairs. Coving. Wall light. Laminate flooring. Radiator. Part glazed oak door leading to the Lounge/dining area.

LOUNGE/DINING ROOM AREA

(6.55m x 3.25m)

A cosy and very welcoming room with a double-glazed window to the front elevation. Venetian blinds. Television point. The freestanding electric stove is available by separate negotiation. Smoke alarm. Two triple light fittings. Coving. Laminate flooring. Two radiators with thermostatic valves. Open recess through to dining area. Archway through to a contemporary fitted kitchen and French doors through to the conservatory.

FITTED KITCHEN

(3.50m x 2.95m)

A modern range of soft close wall and base units incorporating a single drainer sink unit with vegetable compartment and single lever mixer tap. Bosch electric hob, fan-assisted over and angled cooker hood extractor above. Complimentary work surfaces. Plumbed for washing machine. Space for Fridge/Freezer. The Worcester combi-boiler is located in the unit above the washing machine. Four light ceiling fitments. Smoke alarm. A double-glazed window to the rear elevation overlooking the rear garden. Venetian blinds. Useful storage cupboard. Laminate flooring.

CONSERVATORY

(2.56m x 2.21m)

Enjoying views over the rear garden through U.P.V.C. double glazed windows and door surrounding the room. Venetian blinds. Chrome single wall light. Laminate flooring.

STAIRS AND LANDING

Decorative wainscoting on one wall. Hatch to insulated attic. 5-Light ceiling pendant. Smoke alarm. Coving. Fitted carpet. Oak doors giving access through to two bedrooms and bathroom.

BEDROOM 1

(4.34m x 2.70m)

Spacious room with a double-glazed window to the front elevation. Venetian blinds. One wall has built in wardrobes, storage compartment and a vanity area. Useful storage cupboard. Coving. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2

(3.65m x 3.24m)

Double glazed window to the rear elevation. Venetian blinds. One wall has a useful built-in wardrobes, storage compartments, drawers and a vanity area. Fitted carpet. Radiator with thermostatic valve.

BATHROOM

(1.99m x 1.73m)

A stylish modern bathroom comprising of a white wash-hand basin with a chrome single lever cascade tap and a white high gloss storage unit below. Dual flush W.C. P-shaped bath with rainfall duo mains powered shower with shower screen attached. Partially tiled walls. Obscured double glazed window to the rear elevation. Venetian blinds. Vinyl flooring. Large chrome heated towel rail.

OUTSIDE

To the front is a low-level boundary wall and entrance gate. Paved pathway leading to the front door. Gravelled area providing a low maintenance. The rear garden is split level with a paved patio area and shrub garden area bordered by grey slate chipping stones. There is a low-level boundary wall and gate providing rear access which could be altered to provide off road parking.

OUTHOUSE

(1.85m x 1.40m)

U.P.V.C entrance door. Double glazed window to the side elevation.

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/1g14f3g349ff>

