HARPER ROBERTSON & SHANNON

SOLICITORS, ESTATE AGENTS & NOTARIES

4 Ellerslie, Powfoot, DG12 5PQ

Guide Price £260,000

A Beautiful and Exceptionally Spacious Semi-Detached (Linked) Two Storey House Enjoying Scenic Views Of The Pow Water & Oblique Views Towards The Solway Estuary | Entrance Vestibule | Hallway | Lounge | Dining Room | Snug | Fitted Kitchen | Utility Room | Shower Room | Bathroom | 4 Double Bedrooms | Garage & Driveway | Sun Porch | EPC E

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

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

ACCOMMODATION

ENTRANCE VESTIBLE
(1.35m x 1.15m)
Entered through a composite part glazed stable door. Cornice. Mosaic tiled floor. Part glazed decorative timber framed door with a glazed side panel leading through to the hallway.

HALLWAY
A lovely welcoming hallway with doors leading to the lounge, dining room, snug and fitted kitchen. Useful understairs storage cupboard **(1.50m x 0.85m)** with shelving, light and vinyl flooring. Cornice. Two corbels and ceiling rose. Vinyl flooring. Radiator.

LOUNGE
(3.54m x 3.49m)
Beautiful cosy room with an electric log effect fire set within a marble fire surround. Television point. Cornice. Ceiling rose. 5-light ceiling chandelier light pendant. Vinyl flooring. Radiator with thermostatic valve.

DINING ROOM
(3.57m x 2.63m)
Cornice. Vinyl flooring. Radiator. Double glazed double window to the front elevation.

SNUG
(3.59m x 2.63m)
Double glazed window to the rear elevation. Freestanding electric fire. Fitted carpet. Radiator with thermostatic valve.

FITTED KITCHEN
(3.61m x 3.48m)
Plentiful soft close wall and base units incorporating a single drainer sink unit with vegetable compartment, food waste dispenser and mixer spray tap. Double glazed window to the rear elevation. Ample power sockets. Six inset ceiling spotlights. Tongue and groove panelling to dado rail level. Integrated pantry unit with shelving. Electric Belling range cooker to be included in the sale. Chrome cooker hood extractor. Integrated fridge and dishwasher. Karndean flooring. Radiator with thermostatic valve. Part glazed doors through to the utility room and entrance hallway.

UTILITY ROOM
(2.13m x 2.04m)
Double glazed window to the rear elevation. White Belfast sink with mixer taps. Wall and base unit. Space for tabletop freezer. Concealed electric meter and consumer unit. Carbon monoxide alarm. Plumbed for washing machine. Two inset ceiling spotlights. Vinyl flooring. Part glazed door through to shower room. Part glazed composite stable door to the rear elevation.

SHOWER ROOM
(2.34m x 1.22m)
White wash hand basin with a single lever chrome mixer tap and W.C. Fully tiled shower cubicle with mains powered dual rainfall shower. Extractor fan. Two display shelves. Tongue and grove panelling to dado rail level. Two inset ceiling spotlights. Vinyl flooring. Column radiator with towel rail.

STAIRS AND HALF LANDING
Fitted carpet. Wooden balustrades. Double glazed Velux window to the rear elevation. Part glazed door to bathroom. Further stairs to the top landing.

BATHROOM
(3.23m x 2.01m)
Obscured double glazed window to the rear elevation. White roll tap bath with claw feet and shower mixer taps. Wash hand basin and dual flush W.C. Low level storage unit extractor fan. Six inset ceiling spotlights set within a coombed ceiling. Vinyl flooring. Large chrome heated towel rail.

TOP LANDING
Smoke alarm. Fitted carpet. Useful build-in shelved linen cupboard **(1.25m x 0.55m)** Doors off to dour double bedrooms.

BEDROOM 1
(3.96m x 3.54m)
Double glazed window to the front elevation. Curtains. Ornamental tiled fire surround and hearth. Ceiling light pendant. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2
(3.65m x 3.61m)
Double glazed window to the side elevation. Curtains. Carbon monoxide alarm. Decorative fire surround. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 3
(3.69 x 3.62m)
Double glazed window to the side elevation. Curtains. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 4
(3.66m x 2.47m)
Double glazed window to the rear elevation. Curtains. Fitted carpet. Anthracite grey column radiator with thermostatic valve.

OUTSIDE
The front of the property has a neatly kept lawn area overlooking the Picturesque Pow Water. The spacious enclosed rear garden is laid out in lawn. Cold water tap. Spacious tarmac driveway.

GARAGE
(4.45m x 2.30m)
Power and light supply. Work bench area. Wall and base unit. Door through to Sun Porch.

SUN PORCH
(2.15m x 1.85m)
U.P.V.C double glazed windows. U.P.V.C. part glazed entrance door to the front elevation. Shelving. Wall light.

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. The property is a Category B listed building.

SERVICES
Mains water, electricity, drainage and LPG gas. 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 = E

Council Tax Band "D"

360 Virtual Tour Link: https://www.madesnappy.co.uk/tour/1g14f3g3501b