

10 GLENANNAN PARK LOCKERBIE DG11 2FA



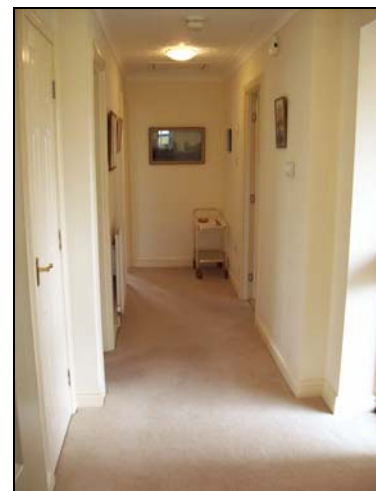
A VERY ATTRACTIVE DETACHED BUNGALOW BUILT TO EXACTING STANDARDS WHICH IS SITUATED IN A HIGHLY DESIRABLE AND PRESTIGIOUS CUL-DE-SAC. PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT. FRESH NEUTRAL DECOR & READY TO MOVE INTO. DOUBLE GLAZING & GAS CENTRAL HEATING. EXTENSIVE ACCOMMODATION COMPRISING:- ENTRANCE HALLWAY. OPEN PLAN LOUNGE THROUGH TO DINING ROOM WITH PATIO DOORS LEADING OUT TO THE REAR GARDEN. FITTED KITCHEN. UTILITY ROOM. 3 GOOD SIZED BEDROOMS (ONE WITH EN-SUITE) BATHROOM. IMMACULATELY KEPT FRONT & REAR GARDENS. INTEGRAL DOUBLE GARAGE WITH REMOTE CONTROL ELECTRIC ROLLER DOOR. KEYBLOCK DRIVEWAY PROVIDING SECURE OFF ROAD PARKING FOR TWO CARS.

PRICE OFFERS OVER £195,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed fibre glass front door with obscured side panel. Useful storage cupboard with coats hooks & shelving. Smoke alarm. 2 Flush light fittings. Hatch to fully insulated attic. Telephone point. Drayton thermostat control. Fitted carpet. Radiator with thermostatic valve. Doors off to open plan lounge/dining room, 3 good sized bedrooms & bathroom.



OPEN PLAN LOUNGE/DINING ROOM

LOUNGE

(4.45m x 3.55m)

A beautifully presented bright room with double glazed window overlooking the front garden. Gas coal effect fire set on a marble hearth with contrasting fascia & surround. Decorative corning. Television point. Triple light fitting. Curtains. Fitted carpet. Radiator with thermostatic valve. Archway through to dining room.



DINING ROOM

(3.22m x 2.71m)

With double glazed french doors opening out to the rear garden. Triple light fitting. Decorative corning. Fitted carpet. Radiator with thermostatic valve. Door through to the fitted kitchen.



FITTED KITCHEN

(3.12m x 2.80m)

With a generous supply of wooden wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. Under unit lighting. Partially tiled walls. Double glazed window overlooking the rear garden. Tiled sill. Light fitting. Fridge is to be included in the sale. Gas hob, fan-assisted oven & extractor hood above. Vinyl flooring. Radiator with thermostatic valve. Door through to the utility room.



UTILITY ROOM

(2.86m x 2.80m)

Having a good range of wooden wall & base units with complimentary worksurfaces. Single drainer sink unit. Plumbed for automatic washing machine N.B. the washing machine is to be included in the sale. Partially tiled walls. Light. Vinyl flooring. Radiator with thermostatic valve. Door through to kitchen & integral garage.

BATHROOM

(3.03m x 2.31m)

A spacious bathroom comprising of bath, wash-hand basin & W.C. Chrome shower bath mixer. Good sized airing cupboard with newly fitted hot water tank 17/3/10 (Simmons Plumbers, Annan installed the tank). Extractor fan. Fitted carpet. Radiator with thermostatic valve.



BEDROOM 1

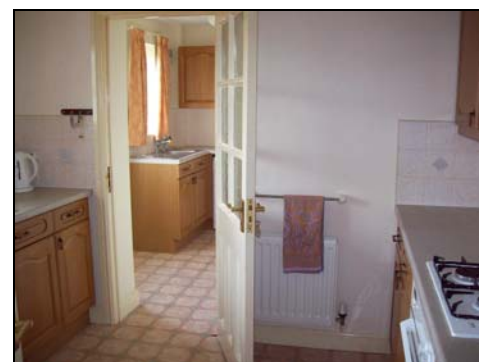
(2.65m x 2.55m)

A bright room with double glazed window to one side. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2

(3.70m x 2.67m)

An attractive room with double glazed window to the front elevation. Fitted carpet. Radiator with thermostatic valve.



BEDROOM 3 (with en-suite)

(4.01m x 3.30m)

Great sized bedroom in pristine condition. Double glazed window overlooking the private rear garden. Quality fitted storage units comprising of built-in wardrobes with matching drawer units. Telephone point. Fitted carpet. Radiator with thermostatic valve. Door through to the en-suite.

EN-SUITE

(2.40m x 1.10m)

Wash-hand basin & W.C. Fully tiled shower cubicle with Mira shower. Inset spotlight. Extractor fan. Medicine cabinet. Chrome accessories included. Partially tiled walls. Double glazed obscured window to the side. Partially tiled walls. Fitted carpet. Radiator with thermostatic valve.



OUTSIDE

The front garden has a neatly laid out lawn area with keyblock driveway providing parking for two cars. **DOUBLE GARAGE:- (7.25m x 5.50m)** With two up & over doors (one has a remote control roller door) Power & light supply. Baxi boiler. Freestanding freezer is to be included in the sale. There is potential to convert part of this garage into further living accommodation subject to the usual planning consents that may be required. The private rear garden has a manicured lawn area with a good selection of mature shrubs. Paved patio area. Rotary clothes drier. Outside cold water tap. Outside lights at front & rear doors.



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 by the solicitor acting for the seller of the property and they are believe 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 & drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

Council Tax Band "E".

