

10 PRESTONFIELD ROAD  
ANNAN  
DG12 5HE



A VERY DESIRABLE SEMI-DETACHED BUNGALOW WITH U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. FITTED KITCHEN. BATHROOM. 2 GOOD SIZED BEDROOMS. DRIVEWAY OFFERING AMPLE PARKING FOR A NUMBER OF VEHICLES. DETACHED GARAGE. GARDEN SHED. NEATLY KEPT FRONT & REAR GARDENS.

PRICE OFFERS OVER £120,000

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Entered through a part glazed U.P.V.C door. Thermostat control. Telephone point. Hatch to fully insulated & floored attic. Smoke alarm. Doors off to lounge, kitchen, 2 bedrooms & bathroom.

### **LOUNGE**

**(3.96m x 3.80m)**

A lovely bright room with large U.P.V.C picture window overlooking the front garden. Vertical blinds. Electric fire set within a tiled hearth, fascia & surround. Flush light fitting. Television point. Fitted carpet. Radiator.



### **FITTED KITCHEN**

**(3.20m x 3.05m)**

With a good range of base units incorporating a stainless steel single drainer sink unit. Partially tiled walls. Double glazed window overlooking the rear garden. Fluorescent striplight. Fridge, freezer & microwave included. Useful built-in storage cupboard housing the electricity meter & fusebreaker system. Further built-in shelved storage cupboard. Central heating control panel. Ceramic tiled floor. Radiator.



### **BEDROOM 1**

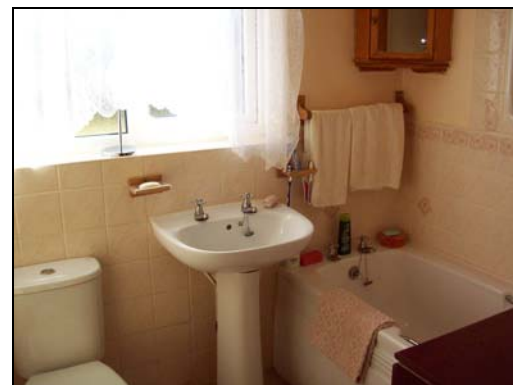
**(3.32m x 3.13m)**

Double glazed window overlooking the front garden. Vertical blinds. Fitted carpet. Radiator.

### **BEDROOM 2**

**(3.28m x 3.16m)**

Double glazed window overlooking the rear garden. Vertical blinds. Sky T.V. connection. Fitted carpet. Radiator.



### **BATHROOM**

**(1.98m x 1.83m)**

Having a white Roca three piece suite comprising of wash-hand basin, bath & W.C. Combi HP Triton mains power shower over the bath. Folding shower screen. Partially tiled walls. Medicine cabinet with matching accessories. Light fitting. Double glazed obscured window to the rear. Ceramic tiled floor. Radiator.



## **OUTSIDE**

The front garden has a double neatly kept lawn area surrounded by chipping stones & well stocked borders. There is a driveway to the side of the property offering ample off road parking for a number of vehicles. **DETACHED GARAGE:- (4.00m x 2.45m)** With up & over door. Electric fusebreaker. The rear garden is mostly laid to lawn with paved patio area. Cold water tap. Clothes poles. Garden shed with tumble dryer included. Further fenced garden area with vegetable patch.



## **HOME REPORT**

A Home Report will be 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.



## **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 "C".**