

11 PRESTON PARK ANNAN DG12 5HS



A VERY SPACIOUS DETACHED FAMILY BUNGALOW WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. FRESH NEUTRAL DÉCOR. ACCOMMODATION ENTRANCE VESTIBULE. L-SHAPED CENTRAL HALLWAY. SPLIT LEVEL LOUNGE. DINING ROOM. FITTED KITCHEN. SUN ROOM. INNER HALLWAY. 4 BEDROOMS. FAMILY BATHROOM. IMMACULATLEY KEPT FRONT, SIDE & REAR GARDENS. DETACHED GARAGE. GREENHOUSE. SECURE OFF ROAD PARKING

PRICE OFFERS OVER £179,000

ACCOMMODATION

ENTRANCE VESTIBULE

(1.70m x 1.23m)

Entered though double opening wooden doors. Artexed ceiling & walls. Fitted carpet. Part glazed coloured door with contrasting side panels leading through to the L-shaped hallway.

L-SHAPED HALLWAY

With step down into lounge. Telephone point. Coving. Thermostat control switch. Smoke alarm. Coving. 1 Double power point & 1 single. Picture rail. Fitted carpet. Radiator.

SPLIT LEVEL LOUNGE

(5.22m x 4.45m)

A generously proportioned & very attractive room with brown U.P.V.C double glazed window to the front & picture window to the side. Vertical blinds. Curtains. Artexed ceiling. Coving. Picture rail. Gas coal effect fire set on a marble hearth with contrasting fascia & decorative wooden surround. Two television points. Fitted carpet. 3 Double power points. Radiator. Two steps up lead to the dining room.

DINING ROOM

(4.90m x 2.56m)

Hardwood double glazed window overlooking the side. Double glazed sliding patio doors leading out to the rear garden. 2 Double power points & 1 single. Vertical blinds. Artexed ceiling. Coving. Fitted carpet. Radiator. Open recess through to the inner hallway & lounge.

FITTED KITCHEN

(3.83m x 3.40m)

With a good range of wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. Hardwood double glazed window overlooking the rear garden. Venetian blinds. 4 Double power points & 3 single. Partially tiled walls. Artexed ceiling. Coving. Built-in breakfast bar. Plumbed for automatic washing machine. Dishwasher & washing machine are included. Light fitting. Built-in Zanussi fan assisted oven, Gas hob & extractor hood above. Laminate flooring. Radiator. Open recess through to the rear vestibule.



REAR VESTIBULE

(1.43m x 1.07m)

Coat hooks. Artexed ceiling. Coving. Laminate flooring. Door through to the sun room.

SUN ROOM

(2.50m x 2.16m)

With U.P.V.C double glazing. Space for tumble dryer. Hotpoint washing machine to be included in the sale. Ceramic tiled floor. Deep display sills.

INNER HALLWAY

Hatch to fully insulated attic. Smoke alarm. Spacious louvre door fronted airing cupboard housing the RDI central heating boiler. Modern light fitting. Shelving. Electric meter & fusebox. Fitted carpet. Doors off to 4 bedrooms & family bathroom.

BEDROOM 1

(3.23m x 2.07m)

Which overlooks the rear garden. 2 Double power points. Fitted carpet. Radiator.

BEDROOM 2

(3.34m x 2.16m)

Overlooking the rear garden. 2 Double power points. Venetian blinds. Fitted carpet. Radiator.

BEDROOM 3

(3.37m x 2.71m)

Overlooking the rear garden. Venetian blinds. 3 Double power points. Fitted carpet. Radiator.

BEDROOM 4

(4.45m x 2.71m)

Which overlooks the front garden. Venetian blinds. 2 Double power points. Television point. Fitted carpet. Radiator.

FAMILY BATHROOM

(2.70m x 2.65m)

A very spacious bathroom having a five piece suite comprising bath, wash-hand basin, bidet & W.C. Fully tiled shower cubicle with mains powered shower. Corner shelf unit. Partially tiled walls. Artexed ceiling. Medicine cabinet. Wall mounted swivel mirror. Tiled effect vinyl flooring. Radiator.



OUTSIDE

The front garden is mostly in lawn with a wide array of mature plants & shrubs. Driveway to the side providing ample amount of secure off road parking. Further well kept lawn area with a raised rockery garden which has a selection of colourful plants & shrubs. **GARAGE:- (7.30m x 4.06m)** With up & over door. Fluorescent striplight. Shelving. Window to one side.



ADJOINING GREENHOUSE:- (3.31m x 2.05m)

The rear garden is mostly paved, and has a spacious keyblocked patio area. Well stocked garden areas Outside cold water tap.



NOTES

The details have been carefully prepared by the solicitor acting 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 & drainage. The telephone is subject to the usual B.T. Regulations.



VIEWING

By arrangement with the Selling Agents
HARPER, ROBERTSON & SHANNON

Council Tax Band "E".

