

118 WOOD AVENUE
ANNAN
DG12 6DH



A PLEASANTLY SITUATED END-TERRACED SINGLE STOREY DWELLINGHOUSE WITH HARDWOOD DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION SMALL ENTRANCE HALL. LOUNGE. KITCHEN. DOUBLE BEDROOM. REAR HALL. BATHROOM. EASILY MAINTAINED FRONT, SIDE AND REAR GARDENS.. SIDE ACCESS TO REAR GARDEN. GARDEN SHED. VIEWS OVER UNSPOILT FARMLAND FROM REAR GARDEN.

GUIDE PRICE £67,500

ACCOMMODATION

SMALL ENTRANCE HALL

Entered through a part glazed hardwood front door. Good sized walk-in cloakroom with shelving and coat hooks. Gas meter. Lightshade. Fitted carpet. Door through to lounge.

LOUNGE

(3.80m x 3.70m)

Having a Baxi Bermuda Sp coal effect fire. Double glazed window overlooking the front. Voiles. Curtains. Sofa and two chairs included. Display shelving. Coving. Television aerial point. Telephone point. Central heating thermostat control switch. Lightshade. Coving. Fitted carpet. Radiator.



KITCHEN

(2.90m x 2.40m)

Bright kitchen with a view of the rear garden. Good range of wall and base units incorporating a single drainer sink unit with contrasting worktops and chrome effect mixer taps. Plumbed for automatic washing machine. The items to be included are Zanussi washing machine, New World Alpine Gas cooker and Hotpoint Ice Diamond fridge/freezer. Fluorescent striplight. Vinyl flooring. Radiator.



FRONT DOUBLE BEDROOM

(3.70m x 2.80m)

Double fitted wardrobe with shelf, hanging rail and coat hooks. Double bed included. Double glazed window to the front. Vertical blinds. Coving. Fitted carpet. Radiator.



REAR HALL

Useful airing cupboard with shelving & double fitted cupboard with shelving and electricity meter and fusebox. Smoke alarm. Hatch to attic. Satchwell thermostat control switch. Fitted carpet. Radiator. Part glazed rear door with obscured side panel.

BATHROOM

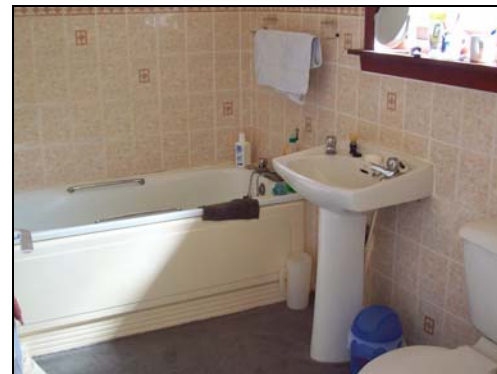
(2.70m x 1.60m)

White three piece suite comprising bath, wash-hand basin and W.C. Triton T80 shower over the bath. Partially tiled walls. Double glazed window overlooking rear garden. Roller blind. Fitted carpet.



OUTSIDE

Keyblocked area to the front. Side garden has a selection of mature shrubs and could possibly provide off road parking subject to the usual planning consents. The rear garden is mainly paved with side beds and a raised flower bed for ease of access. The rear garden enjoys good privacy with lovely open views over unspoilt farmland. Wooden pergola. Good range of flowering shrubs. Timber garden shed (2.00m x 1.50m) Rotary clothes drier. There is a ramp to the rear door of the property with hand rail.



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 and drainage. The telephone is subject to the usual B.T. Regulations.



VIEWING

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

Council Tax Band "A".

