

13 CRAIGNAIR PARK
ANNAN
DG12 6ND



A VERY ATTRACTIVE & METICULOUSLY MAINTAINED SEMI-DETACHED BUNGALOW WITH UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. HALLWAY. LOUNGE. KITCHEN/DINING ROOM. UTILITY ROOM. SHOWER ROOM. 2 DOUBLE BEDROOMS. EASILY MAINTAINED FRONT & REAR GARDENS. OFF ROAD PARKING. INTEGRAL GARAGE.

PRICE OFFERS OVER £127,500

ACCOMMODATION

ENTRANCE VESTIBULE

Entered through a part glazed UPVC front door. Dado rail. Coving. Fitted carpet. Glazed door leading through to hallway.

HALLWAY

A spacious central hallway leading to all rooms. Good sized airing cupboard with rail & shelf. Telephone point. Spacious storage cupboard. Dado rail. Coving. Fitted carpet. Radiator. Single power point.

LOUNGE

(4.06m x 3.75m)

Which overlooks the front garden. Electric coal effect fire with marble facia and wooden fire surround. Dado rail. Coving. 2 wall lights. Vertical blinds. Double dimmer switch. Television point. Telephone point. Fitted carpet. Radiator. 3 double power points.

KITCHEN/DINING AREA

FITTED KITCHEN

(3.52m x 3.10m)

Modern fitted wall & base units incorporating a single drainer sink unit with vegetable compartment. Partially tiled walls. Built-in electric oven, gas hob & extractor hood. Coving. Roller blind. Curtain pelmet. Vinyl flooring. Radiator. 3 double power points. Glazed door to utility room.

DINING AREA

(3.52m x 2.20m)

With double glazed sliding patio doors leading to rear garden. Vertical blinds. Curtain pelmet. Coving. Fitted carpet. Radiator. 1 Double power point.

UTILITY ROOM

(3.52m x 3.10m)

With a good range of wall & base units incorporating a stainless steel single drainer sink unit. Plumbed for automatic washing machine and dishwasher. Gloworm combi- boiler. Partially tiled walls. Coving. Hatch to fully insulated attic. Good sized storage cupboard. Vinyl flooring. Door to integral garage. UPVC door to rear garden. 1 double power point.



SHOWER ROOM

(2.37m x 2.25m)

With coloured wash-hand basin and WC. Fully tiled shower cubicle with MIRA shower. Extractor fan. Wall mounted display mirror. Shaver point. Triple spotlights. Partially tiled walls. Coving. Roller blind. Obscured window. Laminate flooring. Medicine cabinet and all pine accessories are to be included. Radiator.



REAR BEDROOM

(3.22m x 3.3m)

With two good sized mirrored wardrobes with hanging rails and shelving. Television point. Coving. Vertical blinds. Fitted carpet. Radiator. 2 double power points. Light fitting.



FRONT BEDROOM

(3.43m x 3.21m)

With spacious mirrored wardrobe with hanging rail and shelving. Television point. Coving. Vertical blinds. Laminate flooring. Radiator. Window to front garden.

OUTSIDE

Well maintained front garden with lawned area and flower borders. The rear garden comprises a paved patio with flower bed and separate gravelled area with rotary drier. Garden Shed.

Off road parking to front. Integral garage with up and over door and strip lighting and power.



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, SOLICITORS & ESTATE AGENTS 100 HIGH STREET ANNAN TELEPHONE ANNAN (01461) 203418



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Council Tax Band "D".

