

14 GALABANK
ANNAN
DG12 5DP



A HIGHLY SOUGHT AFTER TERRACED DWELLINGHOUSE WITH U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. KITCHEN. 2 BEDROOMS. BATHROOM. NEATLY KEPT FRONT & REAR GARDENS. GARDEN SHED. GARDEN STORE.

GUIDE PRICE £99,500

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed wooden front door. Hatch to fully insulated & floored attic. Smoke alarm. Thermostat control. Shelved storage cupboard with small radiator. Fitted carpet. Radiator. Doors off to lounge, 2 bedrooms & bathroom.



LOUNGE

(4.71m x 3.73m)

A lovely bright room with double glazed window overlooking the front garden. Venetian blinds. Built-in alcove with storage cupboard below. Gas fire. Fitted carpet. Radiator. Door through to kitchen.



KITCHEN

(3.73m x 2.66m)

With a range of wall base units incorporating a stainless steel single drainer sink unit. Splashback tiles. Two double glazed windows overlooking the rear garden. Electric cooker point. Electricity meter & fusebox. Fitted carpet. Radiator. Part glazed wooden rear door.



BATHROOM

(2.08m x 1.56m)

Having a white three piece suite comprising bath, wash-hand basin & W.C. Double glazed window to the rear. Fitted carpet. Radiator.

BEDROOM 1

(4.00m x 3.17m)

With double glazed window to the front. Venetian blinds. Fitted carpet. Radiator.



BEDROOM 2

(3.33m x 2.71m)

Double glazed window overlooking the rear garden. Venetian blinds. Fitted carpet. Radiator.

OUTSIDE

The front garden is laid out in chipping stones with path leading up to the front door. The rear garden has a neatly kept lawn area with a good selection of shrubs. Garden shed. Garden store. Clothes poles. Access through the next door neighbours garden at No 12.

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.

Cavity wall insulation has been done recently.

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 "B".

