

15 ANNAN ROAD
GRETNA
DG16 5DH



A VERY ATTRACTIVE & APPEALING SEMI-DETACHED COTTAGE FULLY MODERNISED THROUGHOUT. U.P.V.C DOUBLE GLAZING & BRAND NEW GAS CENTRAL HEATING. IMMACULATEDLY PRESENTED & READY TO MOVE INTO. ACCOMMODATION ENTRANCE VESTIBULE. INNER HALLWAY. CONTEMPORARY BATHROOM. MODERN FITTED KITCHEN WITH APPLIANCES INCLUDED. LOUNGE. DINING ROOM. 2 GOOD SIZED BEDROOMS. NEATLY KEPT FRONT & SIDE GARDENS.

PRICE OFFERS OVER £95,000

This property has been carefully re-modernised throughout to provide a lovely comfortable home which is immaculately presented & ready to move into. Internal pine doors with brushed nickel handles have been fitted throughout. There is a brand new kitchen with the appliances included & a modern bathroom. The property would be ideal for a first time buyer or retired person. Viewing is highly recommended to fully appreciate this very appealing home.

ACCOMMODATION

ENTRANCE VESTIBULE

(2.00m x 1.60m)

Entered through a U.P.V.C part glazed front door. U.P.V.C double glazed windows to either side. P.V.C tongue & groove panelled walls & ceiling. Wall light. Ceramic tiled floor. Part glazed wooden pine door with brushed nickel handle leading through to the inner hallway.



INNER HALLWAY

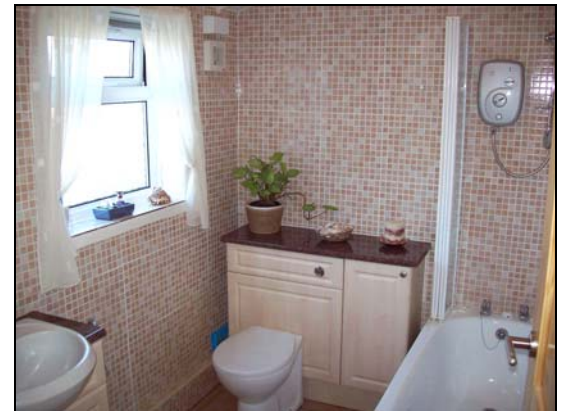
(2.16m x 2.00m)

Double glazed window overlooking the front garden. Curtain pole. Thermostat control. Danfoss central heating panel. Battery operated smoke alarm. Chrome central light fitting. Ceramic tiled floor. Radiator. Door through to bathroom & sliding door to kitchen.

BATHROOM

(2.49m x 2.05m)

Having a contemporary designed white three piece suite comprising bath, wash-hand basin with modern vanity unit & W.C with useful built-in storage unit. Triton Jade 11 shower over the bath with folding shower screen. Obscured double glazed window to the rear. Mosaic effect tiled walls. Ceramic tiled floor. Radiator.



FITTED KITCHEN

(3.60m x 2.01m)

Attractive quality fitted kitchen with a good range of wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Double glazed window overlooking the front garden. Vertical blinds. Curtain pole. Built-in halogen hob & fan-assisted oven. Integrated dishwasher. Plumbed for automatic washing machine. Hotpoint washer-dryer is to be included. 4 – Bar chrome spotlights. Mosaic effect part tiled walls. Potterton combi-boiler. Ceramic tiled floor. Radiator. Door through to lounge.



LOUNGE

(4.75m x 3.30m)

Beautifully kept lounge with double glazed window to the rear. Vertical blinds. Curtain pole. High efficiency Gas living flame effect fire set on a granite hearth, fascia & solid oak fire surround. Mains powered smoke alarm. Coving. Triple light fitting. Wooden floor. Radiator. Doors off to dining room & two bedrooms.



DINING ROOM

(2.83m x 1.87m)

Double glazed window to the side. Coving. Curtain pole. Telephone point. Fitted carpet. Radiator.



BEDROOM 1

(4.82m x 2.75m)

A lovely bright room with double glazed window to the rear elevation. Vertical blinds. Curtain pole. Useful airing cupboard. Coving. Hatch to fully insulated attic. Fitted carpet. Radiator.



BEDROOM 2

(2.99m x 2.67m)

Double glazed window to the overlooking the side garden. Vertical blinds. Curtain pole. Coving. Fitted carpet. Radiator.



OUTSIDE

The neatly kept front garden has a wonderful array of shrubbery with paved patio area. To the side is a barked area stocked with newly planted shrubs & miniature trees. 2 Garden sheds to be included. There is a shared right of way with the next door neighbour to gain access to this property.

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".



