

16 QUEENSWAY  
ANNAN  
DG12 5JS



A HIGHLY DESIRABLE WELL MAINTAINED MID-TERRACED DWELLINGHOUSE WITH DOUBLE GLAZING & PARTIAL GAS HEATING. ACCOMMODATION ENTRANCE HALL. LOUNGE. FITTED KITCHEN. UTILITY ROOM/STUDY. STAIRS & LANDING. 3 GOOD SIZED BEDROOMS. BATHROOM. DRIVEWAY TO THE FRONT PROVIDING PARKING SPACE FOR TWO CARS.

PRICE OFFERS OVER £83,000

## **ACCOMMODATION**

### **ENTRANCE HALL**

Entered through a part glazed U.P.V.C front door with matching side panel. Fitted carpet. Part glazed inner door through to the lounge.

### **LOUNGE**

**(6.22m x 3.96m)**

A good sized bright room with double glazed windows to the front & rear elevations. Gas fire set within a stone surround with dais to one side. Dado rail. Double wall light. Coving. Telephone point. Television point. Fitted carpet. Part glazed door through to the fitted kitchen.



### **FITTED KITCHEN**

**(3.53m x 3.35m)**

With a good range of wall & base units incorporating a stainless steel single drainer sink unit with single lever mixer tap. Double glazed window overlooking the rear garden. Partially tiled walls. Breakfast bar. Baumatic Gas hob, oven & extractor hood above. Fluorescent striplight. Plumbed for automatic washing machine. Integrated fridge. Fluorescent striplight. Laminate flooring. Part glazed U.P.V.C rear door. Open recess through to study/store room.



### **UTILITY ROOM/STUDY**

**(2.67m x 1.80m)**

Useful understairs storage area with space for tumble dryer & freezer. Shelved storage cupboard housing the electricity meter & fusebox. Clothes pulley. Laminate flooring. Part glazed U.P.V.C front door. Laminate flooring.

### **STAIRS & LANDING**

Baxi Brazilla 8000s wall mounted heater. Flush light fitting. Smoke alarm. Handrail to one side. Fitted carpet. Doors off to three bedrooms & bathroom.

### **BEDROOM 1**

**(4.09m x 2.50m)**

Double glazed window to the rear. Flush light fitting. Fitted carpet.

### **BEDROOM 2**

**(3.60m x 1.81m)**

Double glazed window overlooking the front. Shelved alcove. Built-in wardrobe with hanging rail & shelf. Fitted carpet.



### **BEDROOM 3**

**(3.66m x 3.55m)**

Double glazed window to the front. Louvre door fronted wardrobes with matching storage compartments. Telephone point. Fitted carpet.

### **BATHROOM**

**(2.61m x 2.55m)**

With three piece suite comprising bath, wash-hand basin & dual flush W.C. Respatex wall boarding above bath. Obscured double glazed window to the rear. Built-in storage units. Mira sport shower over the bath. Hatch to attic. Fitted carpet.

### **OUTSIDE**

Paved driveway to the front of the property providing off road parking for two cars. Well stocked flowering shrub border to the side. The rear garden is mostly laid out in lawn with a paved patio area. Clothes poles. Shrub borders. Outside cold water tap. Garden shed is to be included.

### **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.

### **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, gas, electricity & 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".

