

# 25 ADDISON PLACE ANNAN DG12 5DN



A BEAUTIFULLY KEPT VERY ATTRACTIVE SEMI-DETACHED DWELLINGHOUSE WITH WOODGRAIN U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. OPEN PLAN DINING ROOM THROUGH TO CONTEMPORARY FITTED KITCHEN. 2 DOUBLE BEDROOMS ONE WITH DRESSING ROOM. SPACIOUS WASH-ROOM. LOW MAINTENANCE FRONT & REAR GARDENS. DETACHED GARAGE. SECURE OFF ROAD PARKING FOR 2 CARS.

FIXED PRICE £135,000

This is a highly desirable & contemporary designed semi-detached dwellinghouse with woodgrain U.P.V.C double glazing & gas central heating throughout. This lovely home has been fully upgraded & modernised:- all walls have been re-plastered, new pine doors, fascias & skirtings have been fitted, the house has been re-wired, new gas central heating has been installed, the roof has been completely re-newed and to the rear of the property there are two extensions, one which is the fitted kitchen & one which accommodates a rear bedroom with dressing area. There is a security alarm system installed. Viewing this property is highly recommended.

### **ACCOMMODATION**

#### **ENTRANCE HALLWAY**

Entered through a newly fitted Mahogany U.P.V.C front door. 3 Inset spotlights. Coving. Magic eye alarm sensor. Telephone point. Honeywell thermostat control switch. Hatch to fully insulated & part boarded attic which has potential to be converted in to a third bedroom, providing all relevant planning documents have been obtained. Laminate flooring. Radiator. Doors off to 2 bedrooms & wash-room. Part glazed doors through to the lounge & dining room.



#### **LOUNGE**

**(4.75m x 3.75m)**

A beautifully presented comfortable room with double glazed window overlooking the front garden. Venetian blinds. Coving. Dimmer switch. Central light fitting. Rose ceiling. Shelved alcove with cupboard below. Contrasting double wall light. Gas coal effect fire which is set on a marble hearth with contemporary fire surround. Telephone point for sky. Television aerial point. Sky point. Sky dish is included. Laminate flooring. Radiator fronted by an attractive lattice design cover.



#### **DINING ROOM**

**(3.58m x 2.77m)**

With double glazed window to the side. Venetian blinds. Useful storage cupboard which houses the electricity meter, fusebox & fuse breaker system. Further useful storage cupboard which houses the Gloworm combi-boiler. Tongue & groove solid pine painted ceiling with 4 inset spotlights. Coving. Television point. Magic eye alarm sensor. Telephone point. Laminate flooring. Radiator. Open recess through to the fitted kitchen.



## **FITTED KITCHEN**

**(3.87m x 2.57m)**

With a good range of contemporary styled Schrieber wall & base units incorporating a granite single drainer sink unit with vegetable compartment & mixer taps. Built-in Diplomat Gas hob with brushed chrome chimney hood. Built-in Diplomat fan-assisted double oven. Plumbed for automatic washing machine. Brand new washing machine is to be included. Fridge, freezer & microwave are all included in the sale. Ample amount of power points. Double glazed windows to the side & rear. Venetian blinds. Deep display sills. 5 Inset spotlights. Laminate flooring. Kick space heater. Woodgrain U.P.V.C rear door.



## **WASH-ROOM**

**(3.37m x 2.63m)**

This is a spacious room with newly fitted white three piece suite comprising bath, wash-hand basin & W.C. Electric Redring Expressions 500 shower over the bath with curved shower screen. Extractor fan. Flush light fitting. Obscured double glazed window to the rear. Venetian blinds. Melamine on walls. Coving. Wall mounted display mirror with shaver point/light above. **STORAGE CUPBOARD** :- **(1.80m x 0.65m)** With shelving & ample amount of storage space.



## **BEDROOM 1**

**(3.35m x 3.10m)**

Which overlooks the front. Venetian blinds. 2 Good sized louvre door fronted wardrobes both with hanging rails & shelving. Telephone point. Television point. Rose ceiling. Coving. Fitted carpet. Radiator.



## **DRESSING ROOM**

**(2.60m x 1.36m)**

One wall has quality fitted built-in wardrobes with hanging rails & shelving. Wooden display shelving on walls. Wall mounted display mirror. Triple chrome light fitting. Fitted carpet. Radiator. Open recess through to the rear bedroom.

## **REAR BEDROOM**

**(3.97m x 2.76m)**

A bright & airy bedroom with double glazed window overlooking the rear garden. Deep display sill. Venetian blinds. Coving. Rose ceiling. Television point. Fitted carpet. Radiator fronted by an attractive lattice design cover.



## **OUTSIDE**

The front garden is mostly key blocked with a flowering border to one side. Secure off road parking for 2 cars. Wooden side gate through to the side of the property leading to the rear garden which is mostly in paving stones. Lawn area with raised rockery garden to one side. Raised patio area/base for garden shed. Rotary clothes drier. Wooden garden bench. Gate which leads out to the rear access for garage & play park.

### **DETACHED GARAGE** :- (6.38m x 3.13m)

With up & over door. 2 x Fluorescent striplights. Built-in workbench area. Side door. Power & light supply.

## **HOME REPORT**

A Home Report is 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 a 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**

**Council Tax Band "B".**

