

25 PORT STREET
ANNAN
DG12 6BH



A CONVENIENTLY LOCATED FORMER BED & BREAKFAST BUSINESS SET ON TWO FLOORS. U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. WELL PRESENTED ACCOMMODATION COMPRISING:- ENTRANCE PORCH. HALLWAY. OPEN PLAN RESIDENTS LOUNGE THROUGH TO BREAKFAST ROOM. REAR VESTIBULE. FITTED DINING KITCHEN. SITTING ROOM. STAIRS & LANDING. 4 EN-SUITE LETTING BEDROOMS. BATHROOM. STAIRS & LANDING. 2 ATTIC BEDROOMS. SHOWER ROOM. CELLAR WITH 3 STORE ROOMS. REAR COURTYARD. SHARED SIDE ACCESS.

GUIDE PRICE £185,000

ACCOMMODATION

ENTRANCE PORCH

(1.94m x 1.64m)

Entered through a part glazed U.P.V.C front door with obscured glazed panel above. Fitted carpet. Part glazed inner door with obscured panel & to the side leading through to the hallway.

HALLWAY

With doors off to sitting room, open plan residents lounge through to breakfast room & dining kitchen. Coving with two decorative corbels. Fitted carpet. Radiator.

OPEN PLAN RESIDENTS LOUNGE TO BREAKFAST ROOM

LOUNGE AREA

(4.85m x 3.85m)

Well proportioned room with double glazed window to the front. Vertical blinds. Curtains. Coving. Gas coal effect fire set on a marble hearth with stone surround & dais to one side. Fitted carpet. Radiator. Feature archway through to breakfast room.

BREAKFAST ROOM

(4.67m x 3.86m)

With double glazed window overlooking the rear. Vertical Blinds. Curtains. Telephone point. Fitted carpet. Radiator.

SITTING ROOM

(4.67m x 3.67m)

A lovely bright room with Gas coal effect fire set on a marble hearth. Triple light fitting with 2 single wall lights. Dimmerswitch. Picture rail. 2 Telephone points. Double glazed window to the front. Vertical blinds. Curtains. Laminate flooring. Radiator.

REAR VESTIBULE

Electric fusebreaker system. Cupboard housing the electricity fusebox & central heating control panel. Fitted carpet. Folding door giving access to cellar. U.P.V.C part glazed rear door leading out to the courtyard.



CELLAR

STORE 1

(3.26m x 1.45m)

Power & light supply.

STORE 2

(4.15m x 3.70m)

Gas meter, power & light supply.

STORE 3

(4.00m x 3.66m)

Power & light supply.

ADJOINING OPEN STORE

(3.21m x 0.86m)

DINING KITCHEN

(4.21m x 3.56m)

With a generous supply of wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. Leaded glass unit with inset spotlights. Under unit lighting. Integrated fridge/freezer. Plumbed for automatic washing machine & dishwasher. Flavel Gas cookmaster range cooker is included in the sale. 6 Inset ceiling spotlights. Double glazed window overlooking the rear. Vertical blinds. Tiled floor. Radiator. Hotpoint washing machine & Hoover dishwasher may be purchased by separate negotiation.

STAIRS & HALF LANDING

Double glazed window to the rear. Fitted carpet. Stairs & landing to first floor. Doors off to four bedrooms & bathroom.

BEDROOM 1 (NO. 4)

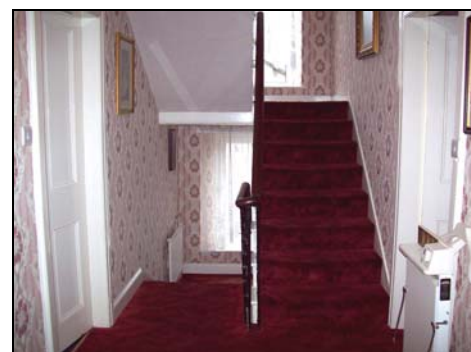
(4.02m x 3.67m)

With double glazed window overlooking the rear. Vertical blinds. Curtains. Airing cupboard housing the hot water tank. Built-in vanity unit with three drawers. Smoke alarm. Fitted carpet. Radiator.

EN-SUITE

(1.52m x 1.45m)

With white wash-hand basin & W.C. Fully tiled shower cubicle with Triton shower. Extractor fan. Tiled above wash-hand basin. All accessories to be included. Fitted carpet. Radiator.



BEDROOM 2 (NO.3)

(4.20m x 3.70m)

Double glazed window to the front. Vertical blinds. Curtains. Smoke alarm. Television point. Built-in vanity unit with five drawers. Fitted carpet. Radiator.

EN-SUITE

(1.46m x 1.44m)

Having a coloured wash-hand basin & W.C. Fully tiled shower cubicle with Triton shower. Extractor fan. Tiled above wash-hand basin. All accessories to be included. Fitted carpet. Radiator.

BEDROOM 3 (NO.2)

(4.15m x 2.75m)

Double glazed window to the front. Vertical blinds. Curtains. Smoke alarm. One wall has mirrored wardrobes with sliding doors. Built-in vanity unit with three drawers.

EN-SUITE

(1.57m x 1.43m)

With soft ivory wash-hand basin & W.C. Fully tiled shower cubicle with Triton shower. Extractor fan. Tiled above wash-hand basin. All accessories included. Fitted carpet. Radiator.

BEDROOM 4 (NO.1)

(4.07m x 3.61m)

Double glazed window to the rear. Vertical blinds. Curtains. Smoke alarm. Television point. Fitted carpet.

EN-SUITE

(1.70m x 1.44m)

Coloured wash-hand basin & W.C. Fully tiled shower cubicle with Triton shower. Extractor fan. Tiled above wash-hand basin. All accessories included. Fitted carpet. Radiator.

BATHROOM

(3.05m x 1.88m)

Having a coloured three piece suite comprising bath, wash-hand basin & W.C. Part tiled wall Tongue & groove panelling to ceiling & walls. Spotlight. Obscured double glazed window to the front. Fitted carpet. Radiator.

FURTHER STAIRS & TOP LANDING

Double glazed window to the rear. Smoke alarm. Hatch to loft space. Fitted carpet. Doors off to two attic bedrooms & shower room.

ATTIC ROOM 1

(4.30m x 3.17m)

With double glazed velux window to the rear. 2 Inset spotlights. Smoke alarm. Fitted carpet. Radiator.

ATTIC BEROOM 2

(4.30m x 2.86m)

With double glazed velux window to the rear. 2 Inset spotlights. Under eaves storage space. One wall has mirrored wardrobes with sliding doors. Fitted carpet. Radiator.

SHOWER ROOM

(2.30m x 1.87m)

Having a white wash-hand basin & W.C. Velux window to the front. Tiled above wash-hand basin. Under eaves storage space. Fully tiled shower enclosure with Heatstore shower. Fitted carpet. Radiator.

OUTSIDE

Rear courtyard area. Garden shed. Rotary clothes drier.

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.



Council Tax Band "D".



REAR OF PROPERTY