

26 BRISBANE ROAD  
EASTRIGGS  
DG12 6NZ



A VERY ATTRACTIVE & BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY DWELLINGHOUSE. WITH U.P.V.C DOUBLE GLAZING & ELECTRIC HEATING THROUGHOUT. READY TO MOVE INTO. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. DINING ROOM. CONSERVATORY. FITTED DINING KITCHEN. STAIRS & LANDING. 3 BEDROOMS. BATHROOM. NEATLY KEPT FRONT & REAR GARDENS. SECURE OFF ROAD PARKING TO THE SIDE FOR A NUMBER OF VEHICLES. GARDEN SHED.

PRICE OFFERS OVER £99,000

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

**(3.55m x 2.13m)**

Entered through a U.P.V.C front door with contrasting side panel. Tongue & groove panelling to dado rail level. Display shelf. Coving. Cupboard housing the electricity meter, further cupboard above housing the fusebreaker system. Chrome power socket. Laminate flooring. Electric heater. Door through to the lounge & fitted dining kitchen.



### **LOUNGE**

**(4.88m x 3.40m)**

With U.P.V.C double glazed window overlooking the front garden. Vertical blinds. Triple light fitting with ceiling rose. Chrome dimmer switch. Coving. Dado rail. Electric coal effect fire which is set on a marble effect hearth with contrasting fascia & surround. Fitted carpet. Electric heater. Part glazed double french doors lead through to the dining room.



### **DINING ROOM**

**(3.01m x 2.47m)**

Dado rail. Coving. Triple light fitting. Laminate flooring. Electric heater. Part glazed door through to the sun room.



### **CONSERVATORY**

**(3.56m x 2.41m)**

With U.P.V.C double glazing. Views over the rear garden. Vertical blinds. Deep display sills. 4 Double chrome power sockets. Laminate flooring.



### **FITTED DINING KITCHEN**

**(3.30m x 3.05m)**

With a generous supply of contemporary styled wall & base units incorporating a single drainer sink unit with mixer taps. Newly fitted Anthony Warrall Thompson hob, fan-assisted oven & extractor hood above. Zanussi dishwasher is to be included in the sale. Part glazed door through to the side vestibule.

### **SIDE VESTIBULE**

Good sized useful understairs storage cupboard. Coat hooks. Ceramic tiled floor. Part glazed U.P.V.C side door.

### **STAIRS & LANDING**

Tongue & groove panelled walls to dado rail level. U.P.V.C double glazed window to the side. Vertical blinds. Chrome light plate. Chrome single power socket. Coving. Smoke alarm. Hatch to insulated attic. Fitted carpet. Doors off to bathroom & three good sized bedrooms.

### **BATHROOM**

**(1.82m x 1.68m)**

With a white three piece suite comprising bath, wash-hand basin & W.C. Triton shower over the bath. Fully tiled walls. U.P.V.C obscured window to the rear. Tongue & groove panelled ceiling with 3 inset spotlights. Extractor fan. Laminate flooring.

### **BEDROOM 1**

**(3.80m x 2.96m)**

With U.P.V.C. double glazed window to the front. Storage cupboard. Fitted carpet. Electric heater.

### **BEDROOM 2**

**(4.18m x 3.18m)**

With two U.P.V.C double glazed windows to the front. Storage cupboard. Coving. Fitted carpet. Electric heater.

### **BEDROOM 3**

**(3.49m x 3.25m)**

A lovely bright room with U.P.V.C double glazed window to the rear. Dado rail. Coving. Louvre door fronted storage cupboard. Chrome light plate. Fitted carpet. Electric heater.

### **OUTSIDE**

The front garden has a neatly kept twin lawn section with secure parking for a number of vehicles to the side. Garden shed. Rotary clothes drier. The rear garden is fully secure & is laid out in chipping stones.



## **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 & 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".**

