

27 LADY STREET
ANNAN
DG12 5DA



DESIRABLE TERRACED DWELLINGHOUSE IN COVENIENT CENTRAL LOCATION WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. KITCHEN. BATHROOM. BASEMENT BEDROOM WITH BATHROOM. UTILITY ROOM. STAIRS & LANDING TO UPPER FLOOR. 2 GOOD SIZED BEDROOMS. REAR GARDEN AREA.

OFFERS OVER £60,000

SOLD AS SEEN

ACCOMMODATION

ENTRANCE HALL

Entered through a U.P.V.C front door with obscured panel above. Smoke alarm. 4-Bar chrome spotlight. Cornicing. Fitted carpet. Radiator. Doors off to lounge, small inner hall & bathroom. Access to stairs leading down to a bedroom with adjoining bathroom & separate utility room.

LOUNGE

(4.80m x 3.60m)

A good sized room with double glazed window overlooking the front. Vertical blinds. Display recess area. Wall mounted Gas fire. 5 – Branch central light fitting. 2 Double wall lights. Telephone point. Television point. Cornicing. Fitted carpet. Radiator. Door through to kitchen.

KITCHEN

(3.93m x 3.85m)

With a range of wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Gas hob, oven & chrome chimney hood extractor. Double glazed window overlooking the rear garden 4 – Bar spotlight. Storage cupboard with space for fridge/freezer. Vinyl flooring. Radiator.

SMALL INNER HALL

Glass blocks to one side through to bathroom. Fitted carpet. Door through to bathroom & lighted stairs down to bedroom with adjoining bathroom & separate utility room.

BATHROOM

(2.50m x 2.10m)

Having a modern white three piece suite comprising bath, wash-hand basin & dual flush W.C Redring Active 320 shower over the bath with folding shower screen. Obscured double glazed window to the side. Partially tiled walls. Extractor fan. Fitted carpet. Radiator.

BASEMENT BEDROOM

(4.90m x 2.82m)

6 Inset ceiling spotlights. Dimmer switch. **(2.07m x 1.53m)** Inset spotlight. Fitted carpet. Sliding door through to an adjoining bathroom.



BATHROOM

(2.57m x 1.55m)

White wash-hand basin, corner bath & W.C. 2 Chrome inset spotlights. Shaverpoint/light. Double glazed obscured window to the rear.

UTILITY ROOM

(3.40m x 2.05m)

Range of wall & base units incorporating a stainless steel single drainer sink unit. Double glazed window to the side. Plumbed for automatic washing machine. Expelair. Wall mounted combi-boiler. Concealed electricity meter & fusebreaker system. 4 Chrome Inset spotlights. Part glazed U.P.V.C rear door.

STAIRS & LANDING

Large double glazed window to the rear. Fitted carpet.

BEDROOM

(5.16m x 3.60m)

With double glazed window to the front. Vertical blinds. 2 Recess areas – one with hanging rail. Hatch to loft space. Chrome light fitting. Fitted carpet. Radiator.

BEDROOM

(2.61m x 1.82m)

Double glazed window overlooking the front. Vertical blinds. Fitted carpet. Radiator.

OUTSIDE

The front door leads onto a public footpath. The rear garden is mostly in chipping stones.

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.



INCENTIVE

LOW DEPOSIT REQUIRED (FINANCE OPTIONS AVAILABLE)

Please find attached information from The Yorkshire Building Society who may be able to offer a 95% mortgage.

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".

