

27 LONGMEADOW AVENUE
ANNAN
DG12 6HD



AN IMMACULATELY PRESENTED SEMI-DETACHED BUNGALOW WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY WITH WALK-IN STORE. LOUNGE. MODERN FITTED KITCHEN WITH DINING AREA. REAR VESTIBULE. DOUBLE BEDROOM. SHOWER ROOM. WELL KEPT FRONT & REAR GARDENS. GARDEN SHED.

PRICE £75,000 (NEGOTIABLE)

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed front door. Roller blind. Telephone point. Smoke alarm. Airing cupboard housing the hot water tank. Fitted carpet. Radiator. **WALK-IN STORE (1.80m x 0.90m)** With hatch to insulated attic, coat hooks, shelving & carpet. Doors off to fitted kitchen, lounge, shower room & double bedroom.

LOUNGE

(4.17m x 3.17m)

A cosy room with double glazed windows to the front & side. Vertical blinds. Gas fire set on a marble hearth with decorative tiled fascia & wooden surround. Central heating control panel. Television point. Telephone point. Triple light pendant. Fitted carpet. Radiator.

FITTED DINING KITCHEN

(4.26m x 2.34m)

With a good range of contemporary styled wall & base units incorporating a stainless steel single drainer sink unit. Partially tiled walls. Double glazed windows overlooking the front & rear gardens. Vertical blinds. Striplight. All white goods are included in the sale. Vent-axia extractor fan. Vinyl flooring. Radiator. Doors off to rear vestibule & entrance hallway.

REAR VESTIBULE

(1.95m x 0.89m)

Shelving. Light. Carpet. Part glazed rear door.

DOUBLE BEDROOM

(3.38m x 2.81m)

With double glazed window overlooking the rear garden. Vertical blinds. Double built-in wardrobe with hanging rail & shelving. Fitted carpet. Radiator.

SHOWER ROOM

(2.00m x 2.00m)

Having a white wash-hand basin with tiles above & W.C. Shower cubicle with Triton shower. Wall mounted heater. Double glazed obscured window to the rear. Fitted carpet. Radiator.



LOUNGE



LOUNGE



FITTED KITCHEN



DINING AREA

OUTSIDE

The front garden is mostly laid out in lawn with chipping stones to one side. The rear garden has a neatly kept law area bordered by a variety of shrubs. Garden shed is to be included.

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.

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.

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 "A".



REAR GARDEN



REAR ELEVATION