

29 HOSPITAL ROAD
ANNAN
DG12 5JF



A VERY WELL MAINTAINED SEMI-DETACHED DWELLINGHOUSE WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE/DINING ROOM. KITCHEN. STAIRS & LANDING. 3 BEDROOMS. BATHROOM. LOW MAINTENANCE FRONT & REAR GARDENS. GARAGE. OFF ROAD PARKING.

PRICE OFFERS OVER £120,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a U.P.V.C part glazed front door with obscured side panel. Smoke alarm. Satchwell thermostat. Telephone point. Fitted carpet. Radiator. Doors off to lounge & kitchen.

LOUNGE/DINING ROOM

(7.11m x 3.50m)

A generously sized room with double glazed picture window overlooking the front garden & double glazed window overlooking rear garden. Vertical blinds. Gas fire with freestanding surround. Telephone point. Television point. Coving. Fitted carpet. Radiator.



KITCHEN

(3.30m x 2.70m)

With a good range of wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Partially tiled walls. Double glazed window overlooking the rear garden. Vertical blinds. Breakfast bar. Plumbed for automatic washing machine. Fluorescent striplight. Television point. Fan-assisted oven, electric hob & extractor hood above. Useful storage cupboard with coat hooks, electricity meter/fusebox & shelf. Part glazed U.P.V.C rear door. Vinyl flooring. Radiator.



STAIRS & LANDING

Handrail to one side. Double glazed window to the side. Vertical blinds. Hatch to attic. Fitted carpet. Doors off to 3 bedrooms & bathroom.

BEDROOM 1

(3.50m x 3.05m)

Overlooking the rear garden. Venetian blinds. Built-in storage units. Double wardrobe with hanging rail & shelving. Coving. Fitted carpet. Radiator.

BEDROOM 2

(4.10m x 3.38m)

Overlooking the front garden. Venetian blinds. Coving. Fitted carpet. Radiator.

BEDROOM 3

(2.39m x 2.25m)

Overlooking the front garden. Venetian blinds. Telephone point. Fitted carpet. Radiator.



BATHROOM**(2.36m x 2.00m)**

Having a white three piece suite comprising bath, wash-hand basin & W.C. Triton T802 shower over the bath. Fully tiled walls. Double glazed obscured window to the rear. Vertical blinds. Shelved airing cupboard housing the central heating control panel. Fitted carpet. Radiator.

OUTSIDE

The front garden is laid out in chipping stones with driveway to the side providing off road parking. The rear garden has a neatly kept lawn area with paved patio area & well stocked borders. Rotary clothes drier. Outside cold water tap. Garage.

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.

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".



