

3 TWEEDIE TERRACE
ANNAN
DG12 5EB



AN ATTRACTIVE MID-TERRACED DWELLINGHOUSE WITH U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. FITTED KITCHEN. 2 BEDROOMS. BATHROOM. LOW MAINTENANCE FRONT & REAR GARDENS. GARDEN SHED.

FIXED PRICE £100,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed wooden front door. Hatch to insulated & boarded attic. Fitted carpet. Radiator. Original panelled doors off to lounge, bathroom and two bedrooms.

LOUNGE

(4.96m x 3.75m)

A lovely bright room with U.P.V.C double glazed window overlooking the front garden. Original Picture rail. Gas fire set on a tiled hearth with contrasting fascia & surround. Built-in glazed cabinet with light. Central heating control panel. Fitted carpet. Radiator.



FITTED KITCHEN

(3.60m x 2.72m)

With a good range of fitted tongue & groove base units with solid beech handcrafted worktops. Stainless steel single drainer sink unit with chrome mixer tap & vegetable compartment. 9 Inset ceiling spotlights. Plumbed for automatic washing machine. Wall mounted electricity meter & fusebox. Two U.P.V.C double glazed windows overlooking the rear garden. Electric cooker point. Laminate flooring. Radiator. U.P.V.C part glazed rear door.



BATHROOM

(2.00m x 1.60m)

Having a white three piece suite comprising bath, wash-hand basin & W.C. Coving. Partially tiled walls. Medicine cabinet. Pine accessories to be included. U.P.V.C. part glazed obscured window to the rear. Fitted carpet. Radiator.



BEDROOM 1

(4.15m x 3.11m)

U.P.V.C double glazed window overlooking the front garden. Coving. Built-in storage cupboard. Fitted carpet. Radiator.

BEDROOM 2

(3.40m x 2.70m)

With U.P.V.C double glazed window overlooking the rear garden. Double built-in shelved storage cupboard. Telephone point. Fitted carpet. Radiator.



OUTSIDE

The front garden is laid out in quartz chipping stones. The private rear garden has a lawn area with flowering shrub borders, paved patio area & a heather & herb garden. Clothes poles. 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 "B".