

32 PRESTONFIELD ROAD  
ANNAN  
DG12 5HD



AN ATTRACTIVE & VERY WELL MAINTAINED SEMI-DETACHED DWELLINGHOUSE SITUATED IN A QUIET CUL-DE SAC. U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE/DINING ROOM. FITTED KITCHEN. STAIRS & LANDING. SHOWER ROOM. 3 BEDROOMS. KEYBLOCK DRIVEWAY TO THE FRONT. EASILY MAINTAINED FRONT & REAR GARDENS. GARAGE. GARDEN SHED.

PRICE OFFERS OVER £110,000

## **ACCOMMODATION**

### **ENTRANCE HALL**

Entered through an attractive part glazed U.P.V.C front door with matching side panel. Telephone point. Dado rail. Coving. Smoke alarm. Thermostat & heating control panel. Fitted carpet. Radiator. Door through to the kitchen & part glazed door through to the lounge/dining room.

### **LOUNGE/DINING ROOM**

**(6.95m x 3.45m)**

A generously proportioned bright room with double glazed windows overlooking the front & rear gardens. Venetian blinds. Curtains & curtain poles. Gas coal effect fire. Coving. Television point. Fitted carpet. 2 Radiators.

### **FITTED KITCHEN**

**(3.16m x 2.70m)**

With a good supply of wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Built-in gas hob, fan-assisted oven & extractor hood above. Partially tiled walls. Fluorescent striplight. Plumbed for automatic washing machine. Space for fridge/freezer. Coving. Storage cupboard housing the electricity & gas meters. Carpet. Radiator. Part glazed U.P.V.C rear door.

### **STAIRS & LANDING**

Double glazed obscured window to the side. Roller blind. Curtains. Dado rail. Smoke alarm. Coving. Hatch to insulated attic with ladder attached. Fitted carpet. Doors off to 3 bedrooms & shower room.

### **BEDROOM 1**

**(3.40m x 3.00m)**

Double glazed window overlooking the rear garden. Venetian blinds. Curtains. Coving. Louvre door fronted built-in wardrobe with hanging rail & shelving. Fitted carpet. Radiator.

### **BEDROOM 2**

**(3.36m x 3.21m)**

Double glazed window to the rear. Venetian blinds. Curtains. One wall has built-in wardrobes with wall units above. Coving. Fitted carpet. Radiator.

### **BEDROOM 3**

**(2.39m x 2.31m)**

Double glazed window to the front. Venetian blinds. Curtains. Coving. Built-in single bed frame with matching headboard. Fitted carpet. Radiator.



## **SHOWER ROOM**

**(2.19m x 1.98m)**

Having a soft ivory wash-hand basin & W.C. Fully tiled walls. Double shower cubicle with Mira sport shower. Obscured double glazed window to the rear. Roller blind. Light fitting. Corner medicine cabinet. Wall mounted display mirror with shaver point/light above. Useful built-in airing cupboard housing the Potterton combi-boiler fitted 16/09/08. Fitted carpet. Radiator.

## **OUTSIDE**

The front garden is mostly paved bordered by shrubs. Driveway providing off road parking.

**GARAGE:- (5.30m x 2.80m)** With up & over door, power & light supply & cold water tap. Garden shed.

## **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.

The property benefits from Cavity wall insulation.

## **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"**

