

43 THE RAND SQUARE
EASTRIGGS
DG12 6NN



A DECEPTIVELY SPACIOUS END-TERRACED DWELLINGHOUSE WITH EXTENSIVE DOUBLE GLAZING & SOLID FUEL CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. OPEN PLAN LOUNGE/DINING ROOM. CONTEMPORARY FITTED KITCHEN. CLOAKROOM. SUN ROOM. STAIRS & LANDING. BATHROOM. 2 BEDROOMS. FRONT & REAR GARDENS. DETACHED GARAGE. DRIVEWAY.

PRICE OFFERS OVER £85,000

ACCOMMODATION

ENTRANCE VESTIBULE

Entered through a part glazed U.P.V.C side door. Part glazed inner door through to the open-plan lounge/dining room.

LOUNGE/DINING ROOM

(7.12m x 3.95m)

A generously proportioned room with double glazed window overlooking the front. Open coal fire set on a stone marble effect hearth with contrasting fascia & decorative surround. Coving. Television point. U.P.V.C double glazed french doors leading out to the rear garden. 2 x Radiators. Part glazed door through to fitted kitchen & cloakroom.



CLOAKROOM

(1.83m x 1.10m)

White W.C. Obscured window to the side.

WALK-IN STORAGE CUPBOARD

(1.36m x 1.10m)

Shelving.

FITTED KITCHEN

(4.33m x 3.15m)

With a generous supply of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit with vegetable compartment & chrome single lever mixer tap. Central island unit with storage units. Partially tiled walls. Double glazed window to the front. Coving. Plumbed for automatic washing machine. Built-in halogen hob, oven & extractor hood above. Radiator. Part glazed door through to sun room.



SUN ROOM

(3.48m x 1.90m)

U.P.V.C double glazed windows to either side. U.P.V.C double glazed french doors leading out to the rear garden. Dado rail. Coving.



STAIRS & LANDING

Double glazed window to the side. Hatch to attic. Doors off to bathroom & 2 bedrooms.

BATHROOM

(2.62m x 2.54m)

Having a coloured three piece suite comprising bath, wash-hand basin & W.C. Bath shower mixer. Shower cubicle with Gainsborough 7 shower. Double glazed obscured window to the rear. Radiator.

BEDROOM 1

(4.00m x 3.81m)

With large U.P.V.C double glazed picture window overlooking the front. Airing cupboard housing the hot & cold water tanks. Telephone point. Built-in wardrobe with hanging rail & shelf. Radiator.

BEDROOM 2

(3.40m x 2.40m)

With single glazed window to the rear. Radiator.

OUTSIDE

The front garden has a neatly kept lawn area with a selection of colourful roses. The rear garden is mostly laid out in grass with a wide array of mature plants & shrubbery. Fish pond. Detached garage. Outside cold water tap. Driveway.

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 & drainage.

VIEWING

By arrangement with the Selling Agents
**HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS**

Council Tax Band "B".