

49 CHARLES STREET
ANNAN
DG12 5AG



A HIGHLY DESIRABLE BEAUTIFULLY MAINTAINED MID-TERRACED DWELLINGHOUSE READY TO MOVE IN TO. DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALL. OPEN PLAN LOUNGE/DINER THROUGH TO FITTED KITCHEN. STAIRS & LANDING. 2 GOOD SIZED BEDROOMS. CONTEMPORARY BATHROOM. NEATLY LAID OUT FRONT & REAR GARDENS. GARDEN STORE.

PRICE OFFERS OVER £75,000

ACCOMMODATION

ENTRANCE HALL

Entered through a wooden front door with glazed side panel to one side. Venetian blinds. New pine skirtings. Triple chrome spotlights. Brushed nickel flat plate light switch. Useful understairs storage cupboard housing the electricity meter & fusebox. Smoke alarm. Laminate flooring. Radiator. Contemporary door with chrome handle leading through to the lounge/diner.

LOUNGE

(4.00m x 3.25m)

A lovely room with double glazed window overlooking the front. Vertical blinds. Triple light fitting. Television point. New pine skirtings. Gas fire. Fitted carpet. Radiator.



DINER

(2.57m x 2.42m)

Telephone point. Triple light fitting. Fitted carpet. Radiator. Double glazed sliding patio door leading out to the rear garden. Vertical blinds.

FITTED KITCHEN

(3.51m x 3.10m)

With a good range of wall & base units incorporating a stainless steel single drainer sink unit. Double glazed window overlooking the rear garden. Roman blind. Electric cooker point. Ceiling striplight. Airing cupboard. Space for fridge. Extractor fan.



STAIRS & LANDING

Handrail to one side. Airing cupboard housing a newly fitted hot water tank. Hatch to insulated attic. Honeywell thermostat control. Fitted carpet. Newly fitted white panelled doors off to 2 bedrooms & bathroom.

BEDROOM 1

(4.38m x 2.82m)

Double glazed window to the front. Venetian blinds. Curtain pole. Fitted carpet. Radiator.

BEDROOM 2

(3.73m x 3.25m)

With double glazed window to the rear. Venetian blinds. Fitted carpet. Radiator.



BATHROOM

(2.00m x 1.99m)

Having a contemporary designed three piece suite comprising bath, wash-hand basin & W.C. Triton T80i shower over the bath. 4-Bar spotlights. Display mirror. Obscured double glazed window to the rear. Wooden plantation blinds. Partially tiled walls. Tiled floor. Radiator.

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.

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.

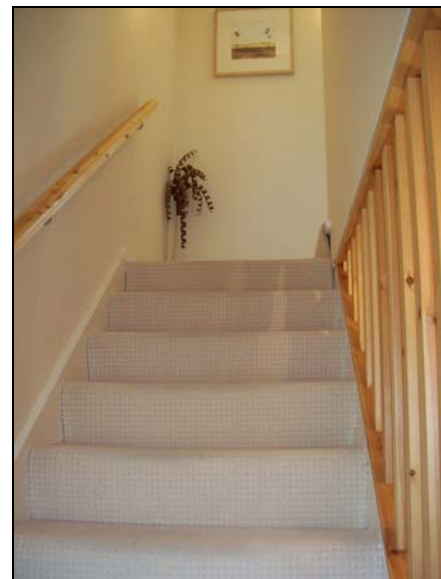
SERVICES

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".



ADDITIONAL PHOTOS

