

5 ALEXANDRA PLACE  
ANNAN  
DG12 5DJ



A WELL MAINTAINED ATTRACTIVE MID-TERRACED DWELLINGHOUSE WITH U.P.V.C. DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. HALLWAY. LOUNGE. FITTED DINING KITCHEN. REAR VESTIBULE. WET ROOM. STAIRS & LANDING. BATHROOM. 2 GOOD SIZED BEDROOMS. EASILY MAINTAINED REAR GARDEN.

PRICE OFFERS OVER £77,000

**ACCOMMODATION**  
**ENTRANCE VESTIBULE**

**(1.50m x 1.14m)**

Entered through a part glazed front door. Vinyl tiled effect floor. Part glazed inner door with obscured glazed panel above through to hallway.

**HALLWAY**

With doors off to lounge & fitted dining kitchen. Smoke alarm. Drayton central heating control panel. Useful storage cupboard with electricity meter, fusebreaker system, light & shelving. Danfoss thermostat. Telephone point. Laminate flooring. Radiator.

**LOUNGE**

**(3.85m x 3.76m)**

A lovely comfortable room with double glazed window to the front elevation. Curtains. Vertical blinds. Cornicing. Ceiling rose. Gas coal effect fire set on a tiled hearth with matching fascia & surround. Display alcove with shelved cupboard below. Telephone point. Laminate flooring. Radiator with thermostatic valve.

**FITTED DINING KITCHEN**

**(4.83m x 2.75m)**

A great sized bright room with a good range of wall & base units incorporating a stainless steel single drainer sink unit with vegetable compartment & swan neck chrome mixer taps. Partially tiled walls. Double glazed window overlooking the rear garden. Roller blind. Built-in Gas hob, fan-assisted oven & extractor hood above. Integrated dishwasher. 4-Bar chrome spotlights. Display shelf. Coving. Shelved storage cupboard. Vinyl flooring. Radiator with thermostatic valve. Door through to rear vestibule.

**REAR VESTIBULE**

Respatex wall boarding. Non slip flooring. Door leading through to the wet room. Part glazed U.P.V.C rear door leading out to the rear garden.

**WET ROOM**

**(1.78m x 1.73m)**

Modern white wash-hand basin with chrome single lever mixer tap & W.C. Respatex wall boarding. Extractor fan. 2 Inset chrome ceiling spotlights. Mira excel shower. Non slip flooring. Double glazed obscured window to the rear.



### **STAIRS & 1/2 LANDING**

Double glazed velux window. Fitted carpet. Door to bathroom.

### **BATHROOM**

**(1.86m x 1.80m)**

A contemporary bathroom suite comprising of wash-hand basin, dual flush W.C. & bath with shower over. Shower screen. Wall mounted spotlight. Glass shelf. Mirror. Shaver point. Respatex wall boarding above bath. Vinyl flooring. Dimplex wall mounted fan heater.

### **FURTHER STAIRS & TOP LANDING**

Smoke alarm. Shelved airing cupboard housing the Vokera combi-boiler. Hatch to insulated attic. Fitted carpet. Doors off to two bedrooms.

### **BEDROOM 1**

**(4.38m x 2.90m)**

Double glazed bay window overlooking the rear garden. Television aerial point. Display shelving. Curtains. Fitted carpet. Radiator with thermostatic valve.

### **BEDROOM 2**

**(4.61m x 3.94m)**

A spacious room with double glazed bay window to the front elevation. Double glazed velux window to the front. Television aerial point. Display shelving. Ceiling rose. Exposed coloured floorboards. Radiator with thermostatic valve.

### **OUTSIDE**

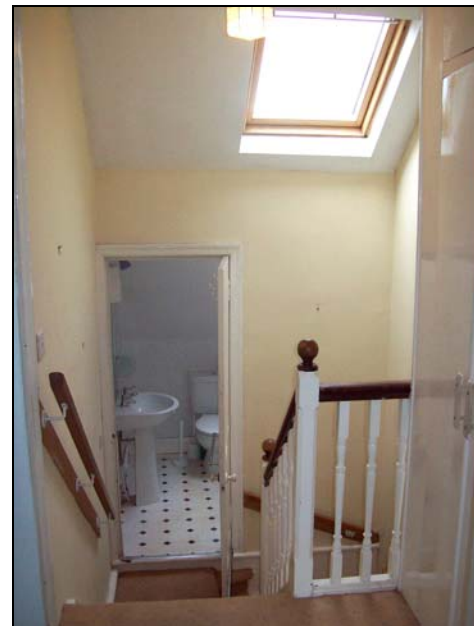
The front door leads directly onto a public footpath. The enclosed private rear garden has a pretty display of well stocked colourful plants & shrubs which are bordered by pebble stones. Small fishpond. 2 Garden sheds. Paved patio area.

### **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, gas, electricity & 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".**

