

58 HALLMEADOW PLACE  
ANNAN  
DG12 6HG



A HIGHLY SOUGHT AFTER LINKED DWELLINGHOUSE WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. FITTED KITCHEN. REAR VESTIBULE. SHOWERROOM. BEDROOM. LOW MAINTENANCE FRONT & REAR GARDENS. GARDEN SHED.

PRICE OFFERS OVER £70,000

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Entered through a part glazed woodgrain U.P.V.C front door. Roller blind on door. Telephone point. Dado rail. Smoke alarm. Flush light fitting. Hatch to attic. Vinyl tiled effect flooring. Radiator with thermostatic valve. Storage cupboard housing the Worcester combi-boiler. Doors off to storage cupboard, lounge, kitchen, bathroom & bedroom.



### **WALK-IN STORAGE CUPBOARD**

**(2.08m x 0.84m)**

Light. Shelving. Coat hooks. Electricity meter & fusebox.



### **LOUNGE**

**(4.33m x 3.25m)**

A pleasant room with two double glazed windows to the front & side elevations. Scalloped edged roller blinds. Eyelet curtains. Modern wall mounted Gas fire. Chandelier style Lightshade. Pine skirtings. Coving. Telephone point. Fitted carpet. Radiator with thermostatic valve. Part glazed door through to the hallway.



### **FITTED KITCHEN**

**(4.33m x 2.34m)**

With a good range of wall & base units incorporating a stainless steel single drainer sink unit. With chrome mixer taps. Partially tiled walls. Plumbed for automatic washing machine. Fluorescent striplight. 3 Bar chrome spotlight. Gas cooker connection. Indesit cooker hood extractor. Double glazed windows to the front & rear elevation. Laminate flooring. Radiator with thermostatic valve. Door through to the rear vestibule.



### **REAR VESTIBULE**

**(1.93m x 0.89m)**

Double wall unit. Flush light fitting. Part glazed wooden rear door with venetian blinds.

### **BEDROOM**

**(3.31m x 2.81m)**

Double glazed window overlooking the rear garden. Roller blind. Tab-top curtains. Dado rail. Louvre door fronted double wardrobe with hanging rail & shelving. Fitted carpet. Radiator with thermostatic valve.

## **BATHROOM**

**(1.98m x 1.97m)**

Having a white wash-hand basin & W.C. Shower cubicle with Mira 723 shower. Wall mounted display mirror. Tongue & groove panelled ceiling. Flush light fitting. Medicine cabinet. Partially tiled walls. Built-in low level storage cupboard. Obscured double glazed window to the rear. Vertical blinds. Radiator with thermostatic valve.

## **OUTSIDE**

The front garden is mostly laid out in paving surrounded by chipping stones. The rear garden is paved. Outside cold water tap. Garden shed.

## **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, gas and drainage. The telephone is subject to the usual B.T. Regulations.

## **VIEWING**

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

**Council Tax Band "A".**

