

6 LADY STREET  
BRYDEKIRK  
DG12 5LZ



AN EXTENDED SEMI-DETACHED COTTAGE PROVIDING SPACIOUS ACCOMMODATION COMPRISING:- ENTRANCE HALLWAY. LOUNGE. 2 BEDROOMS. BATHROOM. GALLEY KITCHEN. REAR PORCH. 2 FURTHER BEDROOMS. & STORE ROOM. ADJOINING ANNEXE WITH BEDROOM & SHOWER ROOM. DOUBLE GARAGE. BASEMENT. U.P.V.C DOUBLE GLAZING & OIL CENTRAL HEATING. SPACIOUS REAR GARDEN WITH VIEWS OVER OPEN COUNTRYSIDE. SOME UPGRADING WORKS MAY BE REQUIRED.

PRICE OFFERS OVER £140,000

### **ENTRANCE HALLWAY**

Entered through a part glazed wooden front door. Concealed electricity meter & fusebreaker system. Part laminate flooring & fitted carpet. Hatch to attic. Doors off to a lounge & bedroom.

### **LOUNGE**

**(4.65m x 4.35m)**

A good sized room with U.P.V.C double glazed window to the front. Firebox multi-fuel burning stove set on a tiled hearth with stone fascia & wooden surround. Display alcove. Telephone point. Fitted carpet. Radiator. Door through to kitchen & small inner hall which leads to the bathroom & a further bedroom.



### **GALLEY KITCHEN**

**(4.74m x 2.50m)**

With two double base units & one triple wall unit. Built-in worktop with breakfast bar area. Stainless steel single drainer sink unit with chrome mixer taps. Tiled above sink. Plumbed for automatic washing machine. Fluorescent striplight. Two U.P.V.C double glazed windows overlooking the rear garden. Deep display sills. Laminate flooring. Radiator. Door through to rear porch.

### **REAR PORCH**

**(1.49m x 1.17m)**

With single glazed windows to the side. Laminate flooring. Wooden rear door.

### **SMALL INNER HALL**

Honeywell thermostat control switch. Central heating control switch & control panel. Fitted carpet. Door through to bathroom & bedroom.

### **BATHROOM**

**(2.34m x 1.60m)**

With white three piece suite comprising bath with chrome bath mixer on taps, wash-hand basin & W.C. Partially tiled walls. Hatch to loft space. Flush light fitting. Medicine cabinet. Extractor fan. Single glazed obscured window to the rear. Radiator with display shelf above.



### **BEDROOM 1**

**(2.90m x 2.41m)**

U.P.V.C double glazed window to the front. Deep display sill. Three exposed ceiling beams. Fitted carpet. Radiator

### **BEDROOM 2**

**(2.90m x 2.41m)**

U.P.V.C double glazed window to the front. Three exposed ceiling beams. Deep display sill. Fitted carpet. Radiator.

### **STAIRS FROM HALLWAY LEADING UP TO A STORE ROOM & TWO FURTHER BEDROOMS**

### **STORE ROOM**

**(1.06m x 0.80m)**

Hanging rail & shelf. Light. Carpet.

### **BEDROOM 3**

**(3.42m x 3.25m)**

With U.P.V.C double glazed window to the side. Deep display sill. Slightly coombed ceiling with two exposed ceiling beams. Carpet. Radiator. Door through to bedroom 4.

### **BEDROOM 4**

**(3.51m x 2.74m)**

With U.P.V.C double glazed window to the side. Deep display sill. Slightly coombed ceiling with two exposed ceiling beams. Carpet. Radiator.

### **ANNEXE**

**(5.26m x 3.36m)**

With U.P.V.C double glazed window to the side. Deep display sill. 2 Flush light fittings. Carpet. Radiator. U.P.V.C double glazed french doors leading out to a paved patio area. Door through to a small inner hall.

### **INNER HALL**

Carpet. Radiator. Door leading through to shower room.

### **PROPOSED SHOWER ROOM**

With coloured wash-hand basin & W.C. Cubicle for shower (plumbed for shower - no shower has been fitted) Extractor fan. Flush light fitting. Radiator.

### **OUTSIDE**

The rear garden has a well kept lawn area with well stocked gardens. **BASEMENT:- (4.55m x 2.40m)** With power & light supply.

**SEMI-DETACHED DOUBLE GARAGE (6.03m x 5.30m)** With power & light supply. Front opening wooden door.



FRONT ELEVATION



REAR GARDEN



DOUBLE GARAGE



VIEWS OVER OPEN COUNTRYSIDE FROM REAR GARDEN

**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 & 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".**