

6 MATHESON TERRACE ANNAN DG12 5EN



A VERY INVITING FULLY MODERNISED MID-TERRACED FAMILY DWELLINGHOUSE WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ATTRACTIVE ACCOMMODATION COMPRISING:- WIDE ENTRANCE HALLWAY. LOUNGE OPEN PLAN TO DINING ROOM. FITTED KITCHEN. STAIRS & LANDING. BATHROOM. 3 GOOD SIZED BEDROOMS. NEATLY KEPT FRONT & REAR GARDENS. OFF ROAD PARKING TO THE FRONT. 2 GARDEN SHEDS.

PRICE OFFERS OVER £95,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a recently fitted attractive part glazed U.P.V.C front door. Cupboard housing the electricity meter & fusebox. Smoke alarm. Coving. Laminate flooring. Radiator. Door through to fitted kitchen & door through to lounge.

All skirtings, fascias & stairs balustrades have been re-newed with quality fitted hardwood. Most of the internal walls have been re-plastered.

LOUNGE

(5.00m x 3.45m)

A lovely bright room with double glazed window overlooking the front garden. Vertical blinds. Coving. Triple light fitting. Television point. Gas coal effect fire set on a marble hearth & contrasting surround. Fitted carpet. Radiator. Archway through to dining room.

DINING ROOM

(3.05m x 2.44m)

Double glazed window overlooking the rear garden. Vertical blinds. Coving. Triple light fitting. Fitted carpet. Radiator. Part glazed door through to fitted kitchen.

FITTED KITCHEN

(4.30m x 3.05m)

With a generous supply of modern white wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. Built-in Gas hob, oven & extractor hood above. Plumbed for automatic washing machine. 4-Bar chrome spotlights. Inset ceiling spotlight. Coving. Large breakfast bar to seat approximately 4 stools. Double glazed window overlooking rear garden. Venetian blinds. Useful built-in low level storage cupboard. Space for American style fridge/freezer. Part glazed U.P.V. rear door. Laminate tiled effect vinyl flooring. Radiator.

STAIRS & LANDING

Useful built-in airing cupboard. Double glazed window overlooking rear garden. Wooden plantation blinds. Coving. Smoke alarm. Hatch to fully insulated attic. Fitted carpet. Doors off to 3 bedrooms & bathroom.



BEDROOM 1

(3.77m x 2.95m)

Good sized bedroom with double glazed window to the front elevation. Vertical blinds. Coving. Triple spotlights. Shelved alcove. Newly fitted neutral coloured carpet. Radiator.

BEDROOM 2

(3.77m x 3.51m)

Two double glazed window to the front elevation. Vertical blinds. Coving. Useful built-in double wardrobes along one wall with folding doors. Laminate flooring. Radiator.

BEDROOM 3

(3.20m x 2.97m)

Double glazed window to the rear elevation. Wooden plantation blinds. Coving. Built-in wardrobes along one wall with folding doors. Television point. Fitted carpet. Radiator.

BATHROOM

(2.02m x 1.80m)

With scalloped edged white three piece suite comprising bath, wash-hand basin & W.C. Triton shower over the bath with decorative shower screen attached. Obscured double glazed window to the rear. Roman blind. Triple light fitting. Coving. Fully tiled walls. Laminate flooring. Heated towel rail.

OUTSIDE

There is a keyblock drive to the front providing secure off road parking for one car. Keyblock path bordered by gravel & raised shrub border to one side. The neatly kept rear garden is laid out in lawn with bordering shrubs. A keyblock path leads to screened paved patio area. Outside cold water tap. Clothes poles. Shared access to the rear.

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".

