

7 LAKEVIEW GARDENS
POWFOOT, NR ANNAN
DG12 5PW



A WELL MAINTAINED DETACHED BUNGALOW IN QUIET CUL DE SAC IN POPULAR COASTAL VILLAGE OF POWFOOT. WITH VIEWS OVER THE SOLWAY FIRTH. DOUBLE GLAZING THROUGHOUT AND OFF PEAK ELECTRIC HEATING. ACCOMMODATION : ENTRANCE VESTIBULE. HALLWAY. LOUNGE. 3 DOUBLE BEDROOMS. BATHROOM. FITTED KITCHEN. UTILITY ROOM. SHOWER ROOM. SINGLE GARAGE. GARDENS TO FRONT AND REAR.

PRICE OFFERS OVER £171,000

ACCOMMODATION

Entrance porch with glazed front door to entrance hallway.

HALLWAY

(4'7" x 8'7" - 1.41m x 2.61m)

With door to lounge and glazed door to inner hallway. Coving. Fitted carpet. Dimplex electric heater. Telephone point.

LOUNGE

(15'11" x 12'9" - 4.86m x 3.89m)

Bright lounge with double glazed window to front. Curtains. Vertical blinds. Television point. Coving. Dimplex night store heater. Fitted carpet. Door to inner hall, 2 bedrooms & bathroom.



INNER HALL (off lounge)

(5'8" x 5'0" - 1.73m x 1.53m)

With fitted carpet. Shelved airing cupboard. Dimplex night storage heater. Coving. Access to fully insulated loft.



BEDROOM 1

(12'9" x 10'6" - 3.89m x 3.22m)

Generously sized bedroom with double glazed window overlooking the front garden. Curtains. Vertical blinds. 2 Fitted wardrobes. Fitted carpet. Dimplex electric heater. Telephone point.



BEDROOM 2

(11'10" x 8'11" - 3.62m x 2.73m)

With double glazed window overlooking the rear garden. Curtains. Built in double wardrobe. Fitted carpet. Dimplex electric heater.

BATHROOM**(8'6" x 5'1" - 2.58m x 1.54m)**

With cream three piece suite comprising, bath with Triton electric shower over it, wash hand basin & W.C. Obscured double glazed window to rear. Blind. Fitted carpet. Mirror with light and shaver point. Heated towel rail. Dimplex wall heater.

HALLWAY**13'8" x 4'7" - 2.79m x 1.41m**

Hallway with glazed door from entrance hall. Coving. Fitted carpet. Large storage cupboard with shelving.

FITTED DINING KITCHEN**(13'8" x 9'6" - 4.17m x 2.90m)**

Bright kitchen with double glazed window to rear. Roller blind. Pelmet. A variety of fitted base and wall units. Stainless steel sink unit. Partially tiled. Electric cooker. Extractor Fan. Vinyl flooring. Strip light. Night Storage heater. Ample room for dining.

BEDROOM 3**(12'11" x 9'11" - 3.73m x 3.03m)**

Via glazed door from hallway. Currently used as a dining room. Lovely room with double glazed window to rear and patio doors to garden. Coving. Television point. Telephone point. Curtains. Fitted carpet. Night storage heater.

UTILITY ROOM**(9'1" x 6'3" - 2.78m x 1.92m at widest part)**

Utility room plumbed for automatic washing machine. Tiled floor. Window to rear. Stainless steel sink with chrome mixer taps. Door to Garage.

SHOWER ROOM**(6'6" x 5'10" - 1.99m x 1.83m)**

With whisper grey wash hand basin & W.C. Wall mirror with light and shaver point. Walk in double shower cubicle with Mira Sport electric shower. Obscured double glazed window to the side. Tiled floor. Dimplex wall heater.



GARAGE

14'11" x 8'7" – 4.62m x 2.62m

Single garage. Up and over door. White emulsioned internal walls. Strip lighting. Ample power points. Tap. Electricity meters. Further access to insulated loft.

OUTSIDE

Easily maintained gardens to front and rear. Rear gardens currently a wildlife garden reflecting current owners interest in birdwatching. Rear garden has paved areas, mature trees and shrubs. Clothes dryer. Front garden mainly grass with mature shrubs. Driveway to garage. Parking for two cars. Gated access to garden at rear from both sides of the bungalow.

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.

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 & 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 E



ADDITIONAL PHOTOGRAPHS



REAR GARDEN



FRONT ELEVATION