

7 ROSEBANK TERRACE
ANNAN
DG12 5DW



VERY WELL MAINTAINED END-TERRACED FAMILY DWELLINGHOUSE SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE. DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. CENTRAL HALLWAY. OPEN PLAN LOUNGE THROUGH TO DINING AREA. FITTED KITCHEN. 2 BASEMENT ROOMS. STAIRS & LANDING. 3 BEDROOMS. SPACIOUS BATHROOM. REAR PAVED PATIO. SECURE OFF ROAD PARKING AT THE REAR.

PRICE OFFERS OVER £118,000

ACCOMMODATION

ENTRANCE VESTIBULE

(2.10m x 1.02m)

Entered through a U.P.V.C part glazed front door. Dado rail. Coat hooks. Electricity meter & fusebox. Fitted carpet. Part glazed inner door through to the central hallway.

CENTRAL HALLWAY

Dado rail. Smoke alarm. Fitted carpet. Radiator. Door through to the open plan lounge/dining room.

OPEN PLAN LOUNGE/DINING AREA

LOUNGE

(4.30m x 3.72m)

A generously sized room with double glazed window to the front elevation. Vertical blinds. Television point. Coving. Freestanding living flame effect electric fire set within a modern surround. Central light fitting. Fitted carpet. Radiator. Archway through to dining area.

DINING AREA

(4.15m x 3.99m)

With double glazed window overlooking the rear garden. Vertical blinds. Coving. Light fitting. Telephone point. Fitted carpet. Radiator.

FITTED KITCHEN

(4.74m x 2.21m)

With a good range of wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. Built-in gas hob, fan-assisted oven & extractor hood with light above. Integrated dishwasher. Double glazed window to the side. Partially tiled walls. Integrated fridge/freezer. Microwave included. Light fitting. Ceramic tiled floor. Radiator. Part glazed door leading out to the rear garden & a further part glazed inner door gives access to the useful basement.

BASEMENT ROOM1

(4.30m x 4.15m)

Power & light supply. Recently installed hot water tank. Central heating boiler. Part glazed door through to basement room 2. Radiator.

BASEMENT ROOM 2

(3.36m x 2.87m)

Currently used as a utility room. Power & light supply. Plumbed for automatic washing machine which is to be included in the sale. Part glazed rear door. Radiator.



STAIRS & ½ LANDING/FURTHER STAIRS TO A GALLERIED LANDING

With handrail to one side. Glazed skylight. Hatch to attic. Smoke alarm. Fitted carpet. Radiator.



BATHROOM

(3.70m x 2.16m)

A very spacious bathroom with coloured 4 piece suite comprising bath, wash-hand basin, bidet & W.C. Separate tiled shower cubicle with recently fitted mains connected Mira shower. Fully tiled walls. 4 Built-in drawer units. Wall mounted display mirror with shelf below. Tongue & groove panelled ceiling. Obscured double glazed window to the side. Further display mirror with display area underneath. Chrome accessories. Medicine cabinet. Fitted carpet. Chrome heated towel rail.



BEDROOM 1

(5.35m x 3.18m)

With slightly coombed ceiling. Double glazed window to the front. Deep display sill. Built-in double wardrobe **(1.23m x 0.56m)** with hanging rail Built-in useful shelved storage cupboard. Fitted carpet. Radiator.



BEDROOM 2

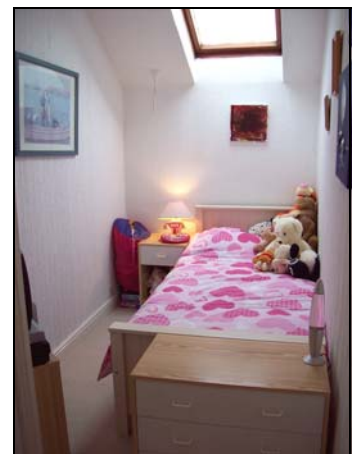
(4.12m x 1.66m)

A lovely bright room with double glazed Velux window to the front. Built-in double wardrobe **(1.23m x 0.58m)** with hanging rail. Fitted carpet.

BEDROOM 3

(3.91m x 3.12m)

Double glazed window to the rear. Television aerial point. Telephone point. Double built-in wardrobe **(1.61m x 0.68m)** with hanging rail & plenty storage. Fitted carpet. Radiator.



OUTSIDE

The front door leads out onto a public footpath. The enclosed rear garden has a paved patio area with further patio to the side. Cold water tap. Secure off road parking for one car, access is via gates from Moat Road. Right of access for the two adjoining neighbouring properties.

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 "C"



