

71 CALEDONIAN CRESCENT
ANNAN
DG12 5JQ



A HIGHLY DESIRABLE SEMI-DETACHED DWELLINGHOUSE WITH DOUBLE GLAZING & ELECTRIC HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. MODERN FITTED KITCHEN. STAIRS & LANDING. BATHROOM. 2 GOOD SIZED BEDROOMS. LOW MAINTENANCE FRONT & REAR GARDENS. DETACHED GARAGE.

PRICE OFFERS OVER £79,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed U.P.V.C front door. Tongue & groove ceiling. Useful understairs storage cupboard with shelving, coat hooks, electricity meter & fusebox. Smoke alarm. Telephone point. Fitted carpet. Electric heater. Part glazed door off to lounge & fitted kitchen.

LOUNGE

(6.36m x 3.27m)

A good sized attractive room with double glazed window to the front & double glazed french doors leading out to a raised patio area. Vertical blinds. Curtains. Contemporary wall mounted pebble stone effect electric fire. Coving. Triple light fitting. Fitted carpet. Electric heater.

FITTED KITCHEN

(3.38m x 1.95m)

With a good range of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit with mixer taps. Plumbed for automatic washing machine & dishwasher. Space for fridge. Electric cooker point. All the appliances are included in the sale. Part respatex wall boarding. Coving. Fitted carpet. Electric heater. Part glazed U.P.V.C rear door & window to the side.

STAIRS & LANDING

Handrail. Double glazed window to the side. Vertical blinds. Curtains. Smoke alarm. Tongue & groove ceiling. Hatch to insulated attic. Fitted carpet. Electric heater. Doors off to 2 bedrooms & bathroom.

BEDROOM 1

(4.33m x 3.05m)

A bright & airy room with two double glazed windows to the front. Vertical blinds. Coving. Airing cupboard housing the hot water tank. Television aerial point. Built-in carpeted wardrobe with hanging rails. Fitted carpet. Electric heater.

BEDROOM 2

(3.24m x 3.20m)

Double glazed window to the rear. Fitted carpet. Electric heater.



BATHROOM

(2.03m x 1.95m)

With white wash-hand basin, bath & W.C. Shower over the bath with shower rail & curtain. Part tongue/groove panelling & respatex wall boarding. Mosaic tiles above wash-hand basin. Obscured double glazed window to the rear. Roller blind. Tongue & groove panelled ceiling. Fitted carpet. Electric heater.



OUTSIDE

The front & side gardens are laid out in red chipping stones for ease of maintenance. The rear garden is laid out in lawn with raised patio area. Clothes poles. Detached garage.

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, 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".

