

8 VICTORIA GARDENS EASTRIGGS DG12 6TW



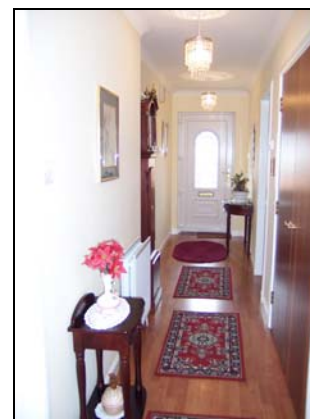
A BEAUTIFULLY PRESENTED DETACHED BUNGALOW BUILT TO A HIGH SPECIFICATION. N.H.B.C CERTIFICATE. U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. FITTED KITCHEN/DINING ROOM. VERY SPACIOUS BATHROOM. 2 DOUBLE BEDROOMS (ONE WITH LARGE EN-SUITE SHOWER ROOM) TARMAC DRIVEWAY PROVIDING PARKING FOR A NUMBER OF VEHICLES. NEATLY KEPT FRONT & REAR GARDENS. DETACHED GARAGE. SUMMERHOUSE. GREENHOUSE.

OFFERS IN THE REGION OF £173,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through an attractive part glazed U.P.V.C front door. Coving. Ceiling rose. Useful double built-in storage cupboard with hanging rail & shelf. Smoke alarm. Hatch to fully insulated attic. Honeywell thermostat control switch. Laminate flooring. Radiator. Part glazed doors off to lounge & kitchen. Hardwood panelled doors off to bathroom & 2 double bedrooms.



LOUNGE

(4.67m x 4.10m)

A very elegant room with Electric coal effect fire set on a solid marble hearth with contrasting fascia & decorative surround. Telephone point. Television point. U.P.V.C double glazed bay window overlooking the front garden. Vertical blinds. Picture rail. Coving. Laminate flooring. Radiator.



FITTED KITCHEN/DINING ROOM

(5.81m x 2.95m)

With a generous supply of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit. Lighted display units. U.P.V.C double glazed window to the side. Plumbed for automatic washing machine & dishwasher. Built-in Prima Gas hob, double oven & extractor hood above. Laminate flooring. Radiator. U.P.V.C double glazed sliding patio doors leading out to the rear garden.



BATHROOM

(3.20m x 2.25m)

Having a white three piece suite comprising of hydro therapy spa bath with shower mixer, wash-hand basin & W.C. Fully tiled walls. Coving. Extractor fan. Ceiling rose. Wall mounted display mirror. All fitted accessories are to be included. Flotex carpet. Radiator. Radiator.



BEDROOM 1
(2.95m x 2.80m)

With U.P.V.C double glazed window overlooking the front garden. Vertical blinds. 2 Double built-in wardrobes. Ceiling rose. Coving. Fitted carpet. Radiator.

BEDROOM 2 (with large en-suite shower room)
(4.35m x 4.17m)

U.P.V.C double glazed window overlooking the rear garden. Vertical blinds. Ceiling rose. Coving. Smoke alarm. Double built-in wardrobe. Fitted carpet. Radiator.

EN-SUITE SHOWER ROOM
(3.58m x 1.77m)

With white wash-hand basin & W.C. Shower cubicle with power shower. Fully tiled walls. Ceiling rose. Coving. Extractor fan. Good sized shelved storage cupboard. Mosaic effect vinyl flooring. Radiator.

OUTSIDE

The front garden has a neatly laid out lawn area with colourful flowering borders. Tarmac driveway to the side providing secure parking for approximately four vehicles. Cold water tap. The rear garden has a very well kept lawn area with paved patio area.

GREENHOUSE

SUMMERHOUSE:- (3.05m x 3.05m)

With power & light supply.

GARAGE:- (4.80m x 2.80m)

With up & over door. Power & light supply.

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, gas & 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 "D".

