

# BALFOUR STAPLETON ROAD ANNAN DG12 6NB



A SMART STYLISH QUALITY BUILT DORMER BUNGALOW OF CONTEMPORARY DESIGN WITH OAKGRAIN U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ATTRACTIVE ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE. BRIGHT HALLWAY. OPEN PLAN DINING KITCHEN. NEWLY FITTED FURTHER KITCHEN/ BREAKFAST ROOM. FAMILY ROOM WITH VAULTED CEILING. 5 DOUBLE BEDROOMS (ONE WITH STUDY). BATHROOM WITH BRAND NEW SUITE. STAIRS & GALLERIED LANDING. SHOWER ROOM. TARMAC DRIVEWAY PROVIDING AMPLE PARKING. FRONT & REAR GARDENS. GARDEN SHED

## OFFERS OVER £270,000

## **ACCOMMODATION** **ENTRANCE VESTIBULE**

**(1.80m x 1.52m)**

Entered through a double glazed Oakgrain U.P.V.C front door with matching panels to either side. Modern light fitting. Coving. Newly fitted carpet. Part glazed inner door through to a bright hallway.



## **HALLWAY**

Useful storage cupboard with coat hooks. Further shelved storage cupboard. Coving. Honeywell thermostat. 2 Smoke alarms. 6 Chrome inset spotlights. Useful built-in storage cupboard with coat hooks. Further shelved storage cupboard. Coving. Laminate flooring. Radiator. Doors off to dining kitchen, contemporary bathroom & two double bedrooms.

## **DINING KITCHEN**

**(8.30m x 3.20m)**

With a generous supply of modern wall & base units incorporating a stainless steel single drainer sink unit with chrome swan neck mixer taps. Complimentary worksurface & splashback areas. Over unit lighting. Flush brushed nickel light plates & power sockets. Coving. 6 Inset ceiling spotlights. 2 Modern light pendants. Part vinyl effect tiled flooring & part laminate flooring. Radiator. French doors though to family room & door through to kitchen/breakfast room. Oakgrain U.P.V.C french doors leading out to a paved patio area.



## **FAMILY ROOM**

**(5.72m x 3.85m)**

A very comfortable room with vaulted ceiling. Double glazed window overlooking the private rear garden. Sky/T.V. point. 2 Wall lights. 2 Upper glazed windows with chrome inset spotlights below. Laminate flooring. Radiator.



## **BATHROOM**

**(2.85m x 2.56m)**

A stylish newly fitted white bathroom suite with twin wash-hand basins set within glossy white cabinets. Chrome single lever swan neck taps. 2 Wall mounted mirrors. 5 Chrome inset spotlights. Separate shower cubicle with Mira Excel shower. Double glazed obscured window to the front. Roman blind. Non slip vinyl flooring. Radiator.



**BEDROOM 1****(4.80m x 2.91m)**

Double glazed window to the side & rear. Deep display sills. Coving. Hatch to loft space. Television/sky point. Laminate flooring. Radiator.

**FITTED KITCHEN/BREAKFAST ROOM****(4.17m x 2.25m)**

With newly fitted contemporary designed glossy black units with wooden effect worktops. Concealed Worcester combi-boiler. Corner storage unit housing the electricity meter & fusebreaker. Double glazed windows to the front & rear elevations. Wooden plantation blinds. Over unit lighting. Non slip wooden effect vinyl flooring. Door through to bedroom 1 & dining kitchen.

**BEDROOM 2****(3.95m x 3.47m)**

Spacious room with double glazed window to the front. Wooden plantation blinds. Television point/sky point. Fitted carpet. Radiator.

**BEDROOM 3 (with study)****(3.86m x 3.50m)**

Double glazed window to the rear. Coving. Mirrored sliding door wardrobe with hanging rail & shelf. Television/sky point. Flush light fitting. Coving. Laminate flooring. Radiator.

**STUDY****(2.20m x 1.51m)**

Built-in worksurface area. 2 Inset spotlights. Coving. Laminate flooring. Radiator.

**STAIRS & GALLERIED LANDING**

4 Inset spotlights. Smoke alarm. Double glazed Velux window. Wooden banister. Distinctive newly fitted carpet. 2 Large windows overlooking the family room. Store Room:- **(1.77m x 1.33m)** With light, hanging rail & shelving. Doors off to 2 bedrooms & shower room.

**BEDROOM 4****(5.32m x 3.50m)**

With slightly coombed ceiling. 2 Under the eaves storage areas. 4 Inset spotlights. Hatch to attic space. 2 Double glazed Velux windows to the rear. Television/sky point. Laminate flooring. Radiator.



## **BEDROOM 5**

**(6.80m x 4.47m)**

Generously proportioned room. Slightly coombed ceiling. 2 Double glazed Velux windows to the rear. 2 Under the eaves storage areas. Television/sky point. Telephone point. Fitted carpet. Radiator.

## **SHOWER ROOM**

**(2.70m x 1.75m)**

With white wash-hand basin & W.C. Coombed ceiling. 4- Bar chrome spotlights. Shower cubicle with Mira excel shower. Extractor fan. Chrome accessories. Ceramic tiled floor. Radiator.

## **OUTSIDE**

The front garden is mostly laid out in lawn with a path bordered by chipping stones & small shrub garden. Tarmac driveway which is shared with the next door neighbour only. Ample parking for a number of cars. Well stocked side garden with wooden trellis seat. Outside cold water tap. Private rear garden with raised paved patio area, further patio area & well kept lawn area. Garden shed. Dog kennel & run. Rotary clothes drier.

## **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 to septic tank. 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 "F".



## ADDITIONAL PHOTOS

