

GREENBANK LODGE
21 BRUCE STREET, ANNAN
DG12 5DF



A BEAUTIFULLY PRESENTED DETACHED LISTED COTTAGE WITH CONTEMPORARY DESIGNED INTERIOR. U.P.V.C DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. READY TO MOVE INTO. EXCELLENT DECORATIVE ORDER. ACCOMMODATION ENTRANCE VESTIBULE. CENTRAL HALLWAY. LOUNGE. RECENTLY FITTED BATHROOM. & RECENTLY FITTED APPEALING KITCHEN. CONSERVATORY. 2 BEDROOMS. STAIRS TO EN-SUITE MASTER BEDROOM. DRIVEWAY TO THE SIDE OF PROPERTY. WELL KEPT SIDE & REAR GARDENS. GARAGE.

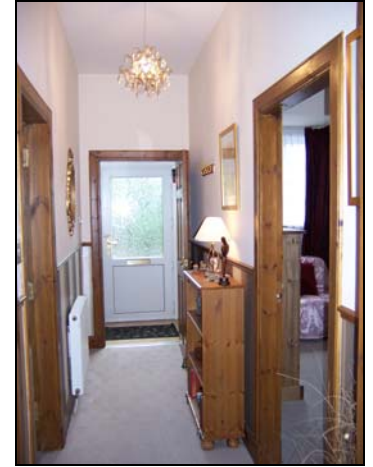
FIXED PRICE £175,000

ACCOMMODATION

ENTRANCE VESTIBULE

(1.32m x 1.16m)

Entered through a U.P.V.C part glazed front door. Single glazed windows to either side. Parquet effect vinyl tiled floor. Hardwood inner door leads through to the central hallway.



CENTRAL HALLWAY

With doors off to lounge, bathroom, & 2 bedrooms. Coat hooks. Brushed chrome light plates. Smoke alarm. 1 Single power point. Dado rail. Fitted carpet. Radiator.

BEDROOM 1

(4.97m x 3.74m)

With U.P.V.C double glazed windows to the front & side. Voiles. 2 Double power points. Deep display sills. Brushed chrome light plate. Fitted carpet. Radiator.



BEDROOM 2

(3.30m x 2.35m)

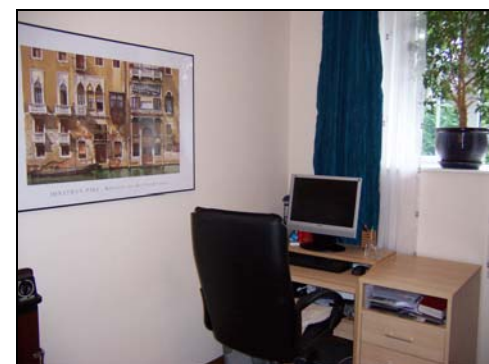
With U.P.V.C double glazed window to the front. Deep display sill. Voiles. 2 Double power points. Telephone point. Smoke alarm. Brushed chrome dimmer switch. Fitted carpet. Radiator.



BATHROOM

(2.77m x 1.86m)

A fresh lovely kept bathroom with quality fitted white three piece suite comprising bath with chrome shower mixer on taps, wash-hand basin also with chrome mixer taps & integrated vanity compartments below. Wall mounted display mirror. Extractor fan. U.P.V.C obscured double glazed window to the side. Deep display sill. Roman blind. Partially tiled walls with modern mosaic design. Contrasting built-in double storage cupboard. Very useful wall mounted storage unit. 4-Bar chrome spotlights. Stylish black ceramic tiled floor. Chrome heated towel rail.



LOUNGE

(5.01m x 3.70m)

A comfortable lounge with U.P.V.C double glazed windows to the side & rear. Wooden plantation blinds. Deep display sills. Original cast iron open coal fire with quarry tiled hearth. Freestanding electric log effect stove is to be included. Television aerial point. 4 Double power points. Brushed chrome dimmer switch. Central light fitting. Fitted carpet. 2 Radiators. Part glazed door through to the fitted kitchen.

FITTED KITCHEN

(2.73m x 2.60m)

With a good range of modern wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. One of the units conceals the combi-boiler. The walls are partially tiled with mosaic design. U.P.V.C. double glazed window overlooking the side garden. Deep display sill. Wooden plantation blinds. 4-Bar chrome spotlights. Built-in halogen hob, fan-assisted oven & stainless steel chimney hood. Brushed chrome light plate. Hatch to attic. Cupboard housing the electricity meter & fuse breaker system. Two double & 1 single power points. Black tiled ceramic tiled floor. Radiator. Open recess & step down into the conservatory.



CONSERVATORY

(3.41m x 3.10m)

Which has hardwood double glazing. Double french doors leading out to the rear decking area & garden to the side. Venetian blinds to one side. 1 Single power point. Built-in cupboard with single power point which is ideal to fit a plasma screen. Worktop area & built in cupboard space with single power point & plumbing for automatic washing machine. Black ceramic tiled floor. Radiator.



STAIRS FROM LOUNGE LEADING UP TO THE EN-SUITE
MASTER BEDROOM

EN-SUITE MASTER BEDROOM

(6.12m x 3.80m)

With double glazed roof windows to the side. Roller blinds. Built-in storage recesses both with hanging rails. 6 Inset chrome spotlights. 3 Double power points. Telephone point. Internet connection. Slightly coombed ceiling. Fitted carpet. Attractive glazed double doors through to the en-suite shower room.



EN-SUITE SHOWER ROOM

(3.00m x 1.40m)

A stylish en-suite with white wash-hand basin & W.C. Built-in storage units with worktop areas. Mosaic tiles above the wash-hand basin & storage units. Fully tiled shower cubicle with power shower. Coombed ceiling. 3 Chrome inset spotlights. Black ceramic tiled floor.



OUTSIDE

The very well kept side garden has a lawn area with raised rockery garden and there is a gravelled seating area. Raised decking area at the rear. with further screened patio area. Rotary clothes drier. Single car garage with power & light supply. Well established rear garden with a wide selection of shrubs & colourful plants. Garden shed.



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

Council Tax Band "B".

