

MID LEA
5 KENNELS ROAD
ANNAN DG12 5EU



A VERY DESIRABLE DETACHED BUNAGLOW SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC. DOUBLE GLAZING & ELECTRIC HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. FITTED KITCHEN. 2 GOOD SIZED BEDROOMS. BATHROOM. WELL KEPT FRONT & REAR GARDENS. DETACHED GARAGE. GARDEN SHED.

PRICE OFFERS OVER £120,000

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a wooden side door. Security alarm control box. Coving. Telephone point. Shelved airing cupboard. Storage cupboard housing the hot water tank. Shelved cupboard housing the electricity meter & fusebreaker system. Hatch to attic. Fitted carpet. Electric heater. Doors off to lounge, bathroom & two good sized bedrooms.

LOUNGE

(4.32m x 3.63m)

An attractive room with double glazed window overlooking the front garden. Vertical blinds. Smoke alarm. Coving. Television point. Fitted carpet. Electric heater. Door through to the fitted kitchen.

FITTED KITCHEN

(3.53m x 2.40m)

With a good range of wall & base units incorporating a single drainer sink unit with vegetable compartment & chrome mixer taps. Plumbed for automatic washing machine. Electric cooker point. Cooker is to be included in the sale. Zanussi cooker extractor hood. Fluorescent striplight. Central heating control panel. Double glazed window overlooking the front garden. Vertical blinds. Vinyl tiled effect flooring. Electric heater.

BATHROOM

(1.93m x 1.83m)

Three piece suite comprising bath, wash-hand basin & W.C. Mira 723 shower over the bath. Shaver point with light. Vinyl tiled effect flooring. Chrome heated towel rail.

BEDROOM 1

(3.19m x 2.56m)

With double glazed window overlooking the rear garden. Vertical blinds. Over the bed built-in storage units including a vanity unit. Double built-in wardrobe with hanging rail & shelf. Single bed included. Triple light fitting. Television point. Fitted carpet. Electric heater.

BEDROOM 2

(3.41m x 2.70m)

Double built-in wardrobe. Double glazed sliding patio doors leading out to a patio area to the rear. Fitted carpet. Electric heater.



OUTSIDE

The front garden has been very well maintained which is mostly in chipping stones with a good variety of mature plants & shrubs. Driveway to the side providing ample parking for a number vehicles. The rear garden has a patio area surrounded by chipping stones. Rotary clothes drier. Outside cold water tap. Garden shed.

DETACHED GARAGE : -(5.75m x 2.70m) 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.

All carpets, curtains & light fittings are included.

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.

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 "C".