

TARA
3 HOSPITAL ROAD
ANNAN
DG12 5JE



AN ATTRACTIVE & APPEALING DETACHED BUNGALOW WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. DECEPTIVELY SPACIOUS ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE. HALLWAY. LOUNGE. DINING ROOM. FITTED KITCHEN. SUN ROOM. 3 GOOD SIZED BEDROOMS. DETACHED GARAGE. DRIVEWAY TO THE SIDE. NEATLY KEPT FRONT & REAR GARDENS GARDEN SHED. GREENHOUSE.

PRICE OFFERS OVER £175,000

ACCOMMODATION

ENTRANCE VESTIBULE

1.40m x 1.05m)

Entered through a part glazed wooden front door. Quarry tiled floor. Part glazed inner door with obscured side panel through to hallway.

HALLWAY

A generously sized hallway with doors off to lounge, fitted kitchen, bathroom & three good sized bedrooms. Cupboard housing the electricity meter & fusebreaker system. Obscured skylight. Drayton thermostat control. Shelved storage cupboard with coat hooks. Fitted carpet. Radiator.



LOUNGE

(5.45m x 3.92m)

A spacious bright & airy room with large picture window overlooking the front garden. Vertical blinds. Curtains & pelmet. Gas fire set on a tiled hearth with contrasting fascia & surround. Central light fitting. 2 Wall lights. Television point. Telephone point. Fitted carpet. 2 Radiators. Glazed sliding door through to dining room.



DINING ROOM

(6.20m x 3.20m)

A good addition to the property enjoying views over the rear garden. Telephone point. 2 Distinctive central light pendants. Tongue 7 groove panelled ceiling. Fitted carpet. 2 Radiators. Open recess through to fitted kitchen. Double glazed patio doors leading out to the rear garden.



FITTED KITCHEN

(3.93m x 3.10m)

With a good range of wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Fluorescent striplight. Extractor fan. Plumbed for automatic washing machine. Partially tiled walls. Double glazed window overlooking the rear garden. Vertical blinds. Partially tiled walls. Curtain pelmet. Electric cooker point. Space for fridge & freezer. Central heating control panel. Wall mounted Baxi boiler. Useful built-in shelved storage cupboard. Fitted carpet. Radiator. Door through to dining room & hallway. Part glazed door through to sun room.



SUN ROOM**(4.15m x 2.20m)**

Single glazed window. Tongue & groove ceiling. Wall light. Fitted carpet. Part glazed door to the side & rear. Fitted carpet.

**BATHROOM****(2.10m x 2.09m)**

Having a coloured three piece suite comprising bath, wash-hand basin & W.C. Triton shower over the bath with rail & curtain. Ceiling light. Partially tiled walls. Wall mounted mirror. Shaver point. Obscured single glazed window to the rear. Extractor fan. Fitted carpet. Radiator.

**BEDROOM 1****(3.66m x 3.42m)**

Bright & airy room. Built-in double wardrobe with hanging rail & shelving. Double glazed window overlooking the front garden. Vertical blinds. Fitted carpet. Radiator.

BEDROOM 2**(3.66m x 3.20m)**

Built-in double wardrobe with hanging rail & shelving. Further built-in wardrobe with sliding door. Double glazed window overlooking the rear garden. Fitted carpet. Radiator.

**BEDROOM 3****(3.00m x 2.56m)**

Double glazed window overlooking the front garden. Vertical blinds. Fitted carpet. Radiator.

OUTSIDE

The neatly laid out front garden is mostly laid out in red chipping stones. Driveway to the side leading to the detached garage. The extensive rear garden is laid out in lawn with a paved patio area. Good selection of mature plants & shrubs. Greenhouse. Garage. Garden shed.

**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 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 "E".