

12 SILVERWALK  
ANNAN  
DG12 5DX



A CONVENIENTLY SITUATED END-TERRACED DWELLINGHOUSE WITH U.P.V.C DOUBLE GLAZING & PARTIAL GAS CENTRAL HEATING. WOULD BENEFIT FROM SOME UPGRADING. ACCOMMODATION ENTRANCE HALLWAY. LOUNGE. KITCHEN. DOWNSTAIRS BEDROOM. STAIRS & LANDING. BATHROOM. FURTHER BEDROOM. FRONT & REAR GARDENS.

**PRICE OFFERS OVER £75,000**

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Entered through a part glazed wooden front door. Coat hooks. Fitted carpet. Radiator. Doors off to downstairs bedroom & lounge.

### **DOWNSTAIRS BEDROOM**

**(3.21m x 3.14m)**

With U.P.V.C double glazed window overlooking the front garden. Vertical blinds. Fitted carpet. Radiator.

### **LOUNGE**

**(4.10m x 3.47m)**

A spacious room with U.P.V.C double glazed window overlooking the rear garden. Gas fire which is set on a quarry tiled hearth. Shelved alcove with storage cupboard below. Television point. Telephone point. Exposed wooden floorboards. Radiator. Door through to the kitchen.

### **KITCHEN**

**(2.21m x 1.51m)**

With a range of wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. Plumbed for automatic washing machine. Partially tiled walls. U.P.V.C double glazed window overlooking the rear. Tiled floor.

### **STAIRS & LANDING**

Fitted carpet. Doors off to bathroom & bedroom.

### **BEDROOM 2**

**(3.87m x 3.86m)**

U.P.V.C double glazed window overlooking the front. Vertical blinds. Coombed ceiling. Storage cupboard. Fitted carpet. Radiator.

### **BATHROOM**

**(3.10m x 1.55m)**

With coloured three piece suite comprising bath, wash-hand basin & W.C. Newlec calypso plus shower over the bath with shower screen attached. Obscured double glazed window to the rear. Roller blind. Storage cupboard housing the hot & cold water tanks. Exposed wooden floorboards. Radiator.



## **OUTSIDE**

The front garden is mostly in red chipping stones. The rear garden has a lawn area to one side & a gravel area to the other side. Clothes poles.

## **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 "B".**