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**10 Silvermount, Annan, DG12 5DT**

**End-Terraced Bungalow**

**Guide Price £92,000 (Negotiable)**

- Very well maintained throughout
- Some modernisation is required
- Low maintenance front garden
- Secure rear garden
- Within walking distance to the town centre
- Realistically priced for quick sale
- Viewing is highly recommended

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Entered through a part glazed U.P.V.C front door. Central heating thermostat. Hatch to insulated and boarded attic. Two inset ceiling spotlights. Telephone point. Fitted carpet. Radiator. Part glazed door through to lounge.

### **LOUNGE**

**(4.60m x 3.75m)**

Bright and spacious room with double glazed window to the front elevation. Vertical blinds. Curtains. Gas fire. Four inset ceiling spotlights. Two single single wall lights. Coving. Dimmerswitch. Fitted carpet. Radiator. Part glazed door through to fitted kitchen.

### **FITTED KITCHEN**

**(3.71m x 2.45m)**

Generous supply of wall and base units incorporating a single drainer sink with vegetable compartment and mixer. Wall unit conceals the electricity consumer unit and meter. Extensively tiled walls. Electric cooker point. Cooker hood extractor. Plumbed for automatic washing machine. Double glazed window to the side elevation. Further double glazed window overlooking the conservatory. Vinyl flooring. Radiator. Part glazed U.P.V.C door leading through to conservatory.

### **CONSERVATORY**

**(3.30m x 2.85m)**

U.P.V.C. double glazing. Views over the rear garden. Venetian blinds. Fitted carpet.

### **BEDROOM 1**

**(4.09m x 3.15m)**

Double glazed window to the front elevation. Vertical blinds. Curtains. Fitted carpet. Radiator.

### **BEDROOM 2**

**(3.30m x 2.66m)**

Double glazed window overlooking the rear garden. Curtains. Telephone point. Exposed floorboards. Radiator.



### **SHOWER ROOM**

**(2.10m x 1.55m)**

White wash-hand basin and dual flush W.C. Shower cubicle with Miira Advance shower. Respatex wall boarding around shower and on two other walls to dado rail level. Double glazed window to the rear elevation. Roller blind. Vinyl flooring. Radiator.

### **OUTSIDE**

The front garden is laid out in chipping stones with paved pathway to front door continuing around to the side. Low level front boundary wall and gate. Further gate giving access to the rear garden which is laid out in chipping stones with paved patio areas and a well stocked shrub border. Outside cold water tap. Timber built garden shed. Greenhouse.

### **HOME REPORT**

A Home Report is 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, electricity, gas and drainage. The telephone is subject to the usual B.T. Regulations.

### **VIEWING**

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

**EPC Rating = E**

**Council Tax Band "B".**