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1 School Street, Brydekirk

DG12 5LX

2/3 Bedroom Semi-detached Bungalow

Guide Price £130,000

- **Deceptively spacious bungalow**
- **Located in small semi-rural village**
- **Oil central heating & double glazing**
- **Recently fitted modern shower room**

Accommodation

Entered through double glazed UPVC door.

Porch

(2.28m x 0.97m approx. at widest point)

Bright double glazed porch with wall light. Carpet tiles. Glazed door through to Hallway.

Hallway

(2.85m x 1.04m approx. at widest point)

Ceiling light. Carpet. Small shelves. Internal window through to kitchen. High level cupboard containing electric consumer unit. Wall mounted coat hooks. Doors through to Sitting Room/Bedroom 3, Kitchen and Lounge.

Sitting Room/Bedroom 3

(4.69m x 3.3m approx. at widest point)

Double glazed window looking over the front of the property with vertical blinds and curtains. Carpet. 2 Radiators with thermostats. 2 wall lights and 1 ceiling light. Brick fireplace and hearth with coal effect electric fire.

Kitchen

(3.56m x 2.63m approx. at widest point)

Sliding glazed door. Good supply of light coloured wall and base units. Tiled linoleum flooring. Tiled splashback. Radiator with thermostat. Hotpoint fridge freezer. Microwave. Built in Hotpoint double oven. Electric hob with extractor fan above. Double glazed window to the rear with roller blind. Stainless steel sink with drainer and mixer tap. Zanussi washing machine.

Lounge

(4.61m x 3.31m approx. at widest point)

Glazed door. Double glazed window looking over the front of the property with vertical blinds and curtains. Radiator with thermostat. Built in shelved unit. 2 wall lights and 1 central light. Marble effect fireplace and hearth with coal effect gas fire (supplied by LPG cylinders in the back garden). Door through to Inner Hallway.

Inner Hallway

(1.08m x 7.13m approx. at widest point)

Double glazed window to rear. 2 radiators with thermostats. Carpet. Large airing cupboard (1.25m x 0.7m approx. at widest point) housing the hot water tank. Large double cupboard (1.90m x 0.66m approx. at widest point) with shelves and hanging rails. Doors to Sun Room, Shower Room and 2 Bedrooms.

Bedroom 1

(2.58m x 3.97m approx. at widest point)

2 double glazed windows overlooking the front of the property with vertical blinds and curtains. Radiator with thermostat. Carpet. Central light fitting. Built in full height wardrobes with louvered and mirrored doors providing shelving and hanging rails. Second built in full height wardrobe with louvered doors with shelving and hanging rails. Built in vanity unit.

Bedroom 2

(3.66m x 2.94m approx. at widest point)

Double glazed window to the front of the property with vertical blinds and curtains. Radiator with thermostat. Carpet. Central light fitting. Built in full height wardrobe with mirror with hanging rails and shelving. Carpet.

Shower Room

(1.43m x 2.39m approx. at widest point)

Sink with built in unit underneath. Mirrored cabinet above. Toilet. Tiled linoleum flooring. Chrome heated towel rail. Modern shower unit with electric shower. Aquaboard and some tiling.

Sun Room

(1.80m x 4.43m approx. at widest point)

Double glazed windows looking over garden with voiles. Carpet. Central light fitting. Oil central heating boiler with control panels. Back door leading to garden.

Outside

Paved area outside back door. Gate leading to the side of the property. Steps up to further patio area. Oil tank. Large garden store split into 2 separate parts. Further vegetable/planting area.

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 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 = F
Council Tax Band "D".