



Emma Cotton  
Leanne Telfer  
Property assistants  
T 01461 203418  
F 01461 205057  
emma@hrands.co.uk  
leanne@hrands.co.uk  
www.hrands.co.uk



**8 Ednam Street, Annan**

**DG12 6EF**

**3 Bedroom Terraced House**

**Guide Price £90,000**

- Deceptively spacious house
- Within walking distance to the town centre
- Versatile accommodation offering lots of potential
- The property would benefit from being modernised and upgraded
- Spacious rear garden
- Viewing is highly recommended

## **ACCOMMODATION**

### **ENTRANCE VESTIBULE**

**(1.53m x 1.30m)**

Entered through a wooden front door with glazed panel above. Coving. Electric meter and fusebox. Carpet tiles. Glazed inner door through to hallway.

### **HALLWAY**

Good sized hallway with doors off to lounge, sitting room, cellar and sun porch. Central heating thermostat. Coving. Smoke alarm. Fitted carpet. Radiator. **STORE ROOM (2.15m x 1.00m)** With shelving and coat hooks.

### **LOUNGE**

**(4.90m x 3.61m)**

Generously proportioned room with single glazed window to the front elevation. Curtains. Cornice. Gas fire. Television point. Fitted carpet. Radiator with thermostatic valve. Door through to study/4<sup>th</sup> bedroom.

### **STUDY/4<sup>th</sup> BEDROOM**

**(3.52m x 3.18m)**

Double glazed window to the rear elevation. Fire surround. Fitted carpet.

### **TWO COMPARTMENT CELLAR**

### **COAL STORE**

**(3.06m x 1.50m)**

### **L-SHAPED STORAGE AREA**

**(4.91m x 2.75m)**

### **STORAGE AREA**

**(2.60m x 2.10m)**

### **REAR VESTIBULE**

**(1.80m x 1.22m)**

Double glazed window to the rear elevation. Fitted carpet.

### **CLOAKROOM**

**(1.82m x 1.22m)**

White W.C. Double glazed window to the rear elevation. Fitted carpet.

### **SHOWER ROOM**

**(3.90m x 1.90m)**

Shower cubicle area. Single glazed window to the side elevation. Coat hooks. Vinyl flooring. Vinyl flooring. Part glazed wooden door through to sun room.

### **SUN ROOM**

**(3.00m x 2.71m)**

Overlooking the rear garden. Vinyl flooring.

### **KITCHEN**

**(4.50m x 4.00m)**

With a range of wall and base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Gas cooker connection. Tiled splashbacks. Shelved alcove with storage compartment underneath. Single glazed window to the rear elevation. Vinyl flooring. Radiator with thermostatic valve. Sliding door through to sitting room.

### **SITTING ROOM**

**(4.80m x 4.15m)**

Large room with single glazed window to the front elevation. Vertical blinds. Gas fire set within a fire surround. Television aerial point. Single glazed window to the front elevation. Coving. **STORAGE CUPBOARD (1.08m x 1.00m)** With shelving, coat hooks and gas meter. Fitted carpet. Radiator with thermostatic valve.

### **STAIRS AND ½ LANDING**

Double glazed window to the rear. Telephone point. Fitted carpet. Door to bathroom.

### **BATHROOM**

**(4.30m x 3.10m)**

Three piece suite comprising of bath with chrome shower mixer taps, wash-hand basin and W.C. Tiled splashbacks. Flush ceiling light. Compartment housing the Potterton Promax combi-boiler. Part vinyl flooring/part carpet. Radiator with thermostatic valve.

### **FURTHER STAIRS AND TOP LANDING**

Smoke alarm. Coving. Fitted carpet. Wall mounted gas fire. Doors off to three good sized bedrooms.

### **BEDROOM 1**

**(4.90m x 4.60m)**

Very spacious room with single glazed window to the front elevation and double glazed window to the rear. Cornice. Shelved storage compartment. Exposed wooden floorboards. Radiator with thermostatic valve.

### **BEDROOM 2**

**(3.41m x 2.82m)**

Single glazed window to the front. Cornice. Hatch to attic. Exposed floorboards.

### **BEDROOM 3**

**(5.01m x 4.01m)**

Single glazed window to the front elevation. Ornamental cast iron fireplace. Recess area with coat hooks. Cornice. Exposed wooden floorboards. Radiator with thermostatic valve.

### **OUTSIDE**

The front of the property leads directly on to a public footpath. Spacious rear garden laid out in lawn with shrub borders and patio area. Greenhouse.

### **OUTHOUSE**

**(3.40m x 2.55m)**

### **OUTHOUSE**

**(3.27m x 1.30m)**

### **GARDEN STORE**

**(1.36m x 1.09m)**

### **STORE ROOM**

**(2.66m x 1.75m)**

### **DOG KENNEL**

**(1.86m x 1.33m)**

### **WORKSHOP**

**(6.70m x 3.95m)**

### **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 = D

Council Tax Band "D"

