



**ADDRESS:-**

**8 DURBAN ROAD, EASTRIGGS, ANNAN, DG12  
6PH.**

**SUMMARY:-**

Attractive two bedroom end terraced house close to local amenities with gas central heating and full double-glazing. This would make an ideal investment or first time buyer property.

**ACCOMMODATION:-**

Comprises Living Room/Dining Room, Kitchen, Two Bedrooms, Bathroom and Garden to front and rear.

**VIEWNG:-**

By arrangement with Selling Agents.

**PRICE:-**

**OFFERS OVER £95,000.**

## **8 Durban Road, Eastriggs.**

Hardwood front door with patterned glass panels leading into **Entrance Vestibule** with understairs storage area and laminate flooring leading then into **Hallway** with central heating radiator. Single electric socket. Laminate flooring. Door to large walk in cupboard with also houses the gas central heating combi boiler. Glass panelled door to Living Room and Kitchen. Stairs to upper floor accommodation.

### **LIVING ROOM/DINING ROOM**

20' 10" x 10' 1"  
(6.36m x 3.07m)



Hardwood double-glazed windows to front with display sill and vertical blinds. Hardwood French doors to rear with vertical blinds leading to back garden. Baxi Bermuda Gas fire with tiled hearth and attractive wooden mantle. Laminate flooring. Five double and one single electric sockets, telephone socket and TV aerial. Floating wall shelves. Dado.

### **KITCHEN**

10' x 9' 9"  
(3.04m x 3.01m)



Wood fronted wall and floor units with ample worksurface area. Integrated breakfastbar. Asterite sink with single drainer and mixer tap.

Tiled between wall and floor units Built in oven, gas hob and extractor fan. Small hardwood double-glazed window with display sill to rear. Central heating radiator. Three double and one single electric sockets. Vinyl flooring. Plumbed for automatic washing machine. Hardwood door with glass panels leading to **Back garden**.

### **UPSTAIRS**

Small patterned glass hardwood double-glazed window on half landing.

### **LANDING**

Hatch to fully floored roof space with fold down ladder and light. Single electric socket. Built in shelved airing cupboard. Doors to **Bathroom** and **Two bedrooms**.

### **BACK BEDROOM**

12' 4" x 8' 9" measured excluding wardrobes.  
(3.77m x 2.71m)

Hardwood double-glazed window with display sill. Central heating radiator. One wall with built in wardrobes with folding doors, hanging rails and shelving. One double and one single electric sockets.

### **FRONT BEDROOM**

13' 10" x 7' 10"  
(4.22m x 2.40m)

Hardwood double-glazed window with display sill. Central heating radiator. Built in wardrobe with hanging rail and wardrobes with shelving. One double and one single electric sockets.

### **BATHROOM**

Bathroom suite comprising WC, wash hand basin and corner bath with over bath shower. Hardwood patterned double-glazed window. Inset ceiling spotlighting. Wall mounted radiator/towel rail. Stainless steel and glass accessory fittings.

### **OUTSIDE**

Rear is in paving for ease of maintenance with flower and shrub borders and gate to side for access.

Pathway to front door with flower and shrub borders.

**NOTES:-**

1. COUNCIL TAX BAND-B
2. DATE OF ENTRY-By arrangement.
3. VIEWING-By arrangement with Selling Agents.
4. HEATING-Gas Central Heating.
5. SERVICES-Mains Gas, Electric, Water and Drainage.
6. ITEMS INCLUDED-All furniture to be included in the sale.
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7. Fax. 01461 205995. E-mail. [mlandk@mlandk.co.uk](mailto:mlandk@mlandk.co.uk). Web. [www.mlandk.co.uk](http://www.mlandk.co.uk). Although believed to be correct they are not guaranteed and therefore all prospective purchasers should satisfy themselves to the basic facts before submitting an Offer.