



**ADDRESS:-**

**82 STANDALANE, ANNAN, DG12 5JN.**

**SUMMARY:-**

Spacious three bedroom terraced house close to Primary School and close to Town Centre and other amenities. The property has been well maintained and would make a good family home or even starter home.

**ACCOMMODATION:-**

Comprises Living Room, Kitchen, Three Bedrooms, Bathroom and Gardens to front and rear.

**VIEWING:-**

By arrangement with Selling Agents.

**PRICE:-**

**OFFERS IN THE REGION OF £92,000**

## **82 Standalane, Annan**

Wood effect PVC door with Rennie McIntosh style patterned glass door leading into **Entrance Hallway**.

### **ENTRANCE HALLWAY**

Small hardwood double-glazed window with display sill. Central heating radiator. Single electric socket. Smoke alarm. Stairs to upper floor accommodation and glass panelled door leading into **Living Room**.

### **LIVING ROOM**

19'3" x 11'4"  
(5.88m x 3.47m)



Hardwood double-glazed windows with display sill and vertical blinds to front and rear. Two central heating radiators. Bax Bermuda gas fire which fires central

heating. Telephone socket and TV aerial socket. Laminate flooring. One double and one single electric sockets. Glass panelled door into Kitchen.

### **KITCHEN**

19'3" x 8'4"  
(5.88m x 2.56m)



Modern wood fronted wall and floor units and ample worksurface area. Slate effect tiling between units. Built in Diplomat oven, gas hob and stainless steel chimney extractor. Stainless steel one and half bowl sink unit with single drainer and mixer tap. Hardwood double-glazed window to rear with display sill and smaller hardwood double-glazed window with display sill to front. Two striplights. Plumbed for automatic washing machine and dishwasher. Three single and two double electric sockets and hidden sockets for

appliances. Integrated fridge. Hardwood door with frosted glass panel leading to side.

## **UPSTAIRS**

### **LANDING**

Hardwood double-glazed window with display sill. Central heating radiator. Single electric socket. Large shelved storage cupboard. Smoke alarm and single electric socket. Doors to **Three Bedrooms** and **Bathroom**.

### **BEDROOM ONE (FRONT)**

11'5" x 9'  
(3.50m x 2.74m)



Hardwood double-glazed window with display sill. Central heating radiator. One double and one single electric sockets. Built in shelved airing cupboard with water tank. Built in wardrobe with hanging rail and top shelf.

### **BEDROOM TWO (REAR)**

8'6" x 7'9"  
(2.62m x 2.40m)



Hardwood double-glazed window with vertical blind and display sill. Central heating radiator. Large storage cupboard. One double electric socket.

### **BEDROOM THREE (FRONT)**

13'7" x 7'6"  
(4.17m x 2.31m)

Hardwood double-glazed window with vertical blind and display sill. Large built in wardrobe with hanging rail and top shelf.

### **BATHROOM**

Bathroom suite comprising WC, wash hand basin with tiled splash back and bath with over bath Triton electric shower and tiled walls. Central heating radiator. Wood panelled walls to Dado level. Hardwood double-glazed patterned glass window.

## **OUTSIDE**



Front garden mainly in grass with flower and shrub borders and pathway to front door and shared side access through to rear garden.

The rear garden in grass with paved seating area. Garden shed and brick built bin store.

## **HOME REPORT AVAILABLE**

Contact Selling Agents.

### **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, Electricity, Water and Drainage.
6. ITEMS INCLUDED-All floor coverings, blinds and light fittings.
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. Web. [www.mlandk.co.uk](http://www.mlandk.co.uk). E-mail. [mlandk@mlandk.co.uk](mailto:mlandk@mlandk.co.uk). Although believed to be correct they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an Offer.