



ADDRESS:-

19 LATIMER ROAD, ANNAN, DG12 5JP

SUMMARY:-

Attractive mid-terraced three bedroom house in good residential area within easy reach of the town centre and Primary school. The property has been well maintained and offers good-sized family accommodation.

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 £89,000

19 Latimer Road, Annan

PVC front door with glass panelled door leading into **Hallway** with central heating radiator, single electric socket, central heating thermostat. Laminate flooring. Patterned glass panelled doors into **Living Room** and **Kitchen**. Stairs to upper floor accommodation.

LIVING ROOM

18'2" x 10'9"
(5.54m x 3.32m)



PVC double-glazed window with display sill and Venetian blinds. PVC double-glazed patio doors to Back Garden. Baxi Bermuda Gas fire which powers the central heating on marble hearth and attractive

solid wood mantel. Central heating radiator and further smaller central heating radiator. Five double electric sockets. Telephone socket and TV aerial. Laminate flooring.

KITCHEN

12'3" x 9'1"
(3.74m x 2.77m)



Wood fronted wall and floor units with tiled splash backs between. Generous work surface area. Belfast sink. Integrated fridge and freezer. Diplomat Aga with gas burning hob with matching large chimney extractor. Central heating radiator. Two double and one single electric sockets and hidden sockets for appliances. PVC double-glazed window with display sill. PVC double-glazed patterned glass door leading to Back Garden. Tiled floor. Inset ceiling spotlights.

UPSTAIRS

LANDING

Central heating radiator. Inset ceiling spotlights. Hatch to roof space. Laminate flooring. Doors to three bedrooms and Bathroom.

BEDROOM ONE (FRONT)

10'9" x 7'2"
(3.32m x 2.19m)

PVC double-glazed window with display sill. Built in deep cupboard. Central heating radiator. One double and one single electric socket. Laminate flooring.

BEDROOM TWO (REAR)

13'2" x 8'2"
(4.02m x 2.49m)



PVC double-glazed window with display sill and lovely open outlook. Built in wardrobe with wooden folding door. Central heating radiator. Two double and one single electric sockets. Laminate flooring.

BEDROOM THREE (FRONT)

10'2" x 10'9"
(3.10m x 3.32m)



PVC double-glazed window with display sill. Built in shelved cupboard. Central heating radiator. One double and two single electric sockets. Laminate flooring.

BATHROOM

7'11" x 5'9"
(2.42m x 1.79m)



Bathroom suite comprising WC, bath with centre tap and over bath shower. Shaped wash hand basin in wooden unit with shelf and two drawers. Extensively mosaic tiled walls. Laminate flooring with mosaic inserts. Shelved recess. Stainless steel towel rail/radiator. PVC double-glazed patterned double-glazed window with display sill.

OUTSIDE**GARDEN**

Front garden mostly in chippings with flower and shrub borders. Path to front door.

The rear garden has a decked seating area to far end. Paved seating area. Rest in chippings with flower and shrub borders. Garden shed.

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, light fittings and curtains except in bedroom three.
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, Web. www.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.