



ADDRESS:-

46 THE RAND, EASTRIGGS, ANNAN, DG12 6NN

SUMMARY:-

Three bedroom mid terraced house but with private rear access in good residential area. The property offers good-sized accommodation and benefits from lovely large garden to rear, off street parking and lovely open outlooks over Solway to Cumbrian Hills beyond.

ACCOMMODATION:-

Comprises Living Room, Kitchen/Diner, Conservatory, WC, Three Bedrooms, Bathroom, Off Street Parking and Gardens to front and rear.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS IN THE REGION OF £100,000

46 The Rand, Eastriggs

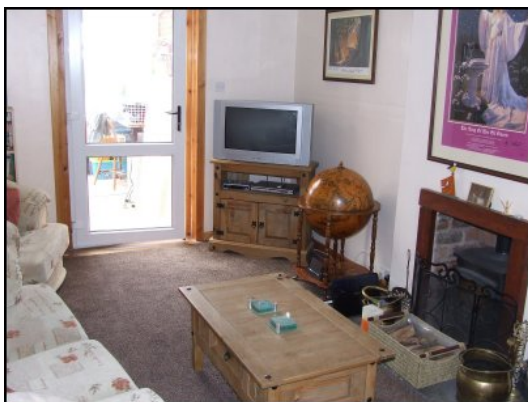
PVC front door with small patterned glass panel leading into **Hallway**.

HALLWAY

Central heating radiator. Telephone socket and double electric socket. Smoke alarm. Doors to Living Room, Kitchen and Downstairs WC with small glass window.

LIVING ROOM

16'6" x 10'8"
(5.05m x 3.29m)



Slate hearth and dark wood surround. PVC double-glazed window with vertical blinds and display sill. Central heating radiator. Three double electric

sockets. PVC door with glass panels leading into Conservatory.

CONSERVATORY

11'4" x 9'4"
(3.47m x 2.86m)

PVC double-glazed windows on two sides with vertical blinds and display sills. PVC double-glazed door with roller blind leads to Back Garden. Polycarbonate roofing. Wall lighting.

KITCHEN/DINER

9'2" x 16'6"
(2.80m x 5.05m)



Generous supply of wall and floor units with tiling between. Stainless steel sink with single drainer. PVC double-glazed window with display sill, vertical blind and roller blind. Central heating radiator. Gas central heating boiler. Small window. Plumbed for automatic washing machine. Four double and one single electric sockets. Cooker switch. Fan light and modern light fitting. Door to Back Porch.

BACK PORCH

PVC double-glazed windows with display sills. One double electric socket.

UPSTAIRS

LANDING

PVC double-glazed window. Hatch to roof space.

BEDROOM ONE

15'6" x 9'8"
(4.75m x 2.98m)

PVC double-glazed windows with display sills and vertical blinds. The rear window has a fantastic view over fields, the Solway to the Cumbrian Hills. Original open fireplace. Twin built in wardrobes with mirrored sliding doors, hanging rails and top shelves. Three double electric sockets.

BEDROOM TWO (FRONT)

12'9" x 6'9"
(3.93m x 2.10m)

Twin PVC double-glazed windows with vertical blinds and display sills. Central heating radiator. Two double electric sockets.

BEDROOM THREE (REAR)

8'9" x 9'6"
(2.71m x 2.92m)

PVC double-glazed window with vertical blinds, display sill and lovely open outlook to Solway and Cumbrian Hills beyond. Central heating radiator. Two double electric sockets.

BATHROOM

White bathroom suite comprising WC, wash hand basin and bath. Tiled splashbacks. PVC double-glazed patterned glass window with display sill and roller blind. Central heating radiator.

GARDEN



Attractively laid out long garden with steps from Conservatory leading to paved area. Small gate leads to further enclosed flag paved area with flower and shrub borders. Garden shed. Chipped path leads to enclosed lawn area with trellis fencing and integrated seat. Mature trees and shrubs surround the lawn area. Small rockery area. Beyond a hedge is a further grass.



To the front is an off street parking area. Stairs lead down to front door. Pathway gives private access to the rear garden.

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 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.