



ADDRESS:-

1 DELHI ROAD, EASTRIGGS, DG12 6PG

SUMMARY:-

Lovely detached one bedroom bungalow that has been maintained and upgraded to a high standard. Full double-glazing and gas central heating. This property would ideally suit a retired couple or professional.

ACCOMMODATION:-

Comprises Open plan Living Room and Dining Room. Kitchen, Bedroom, Bathroom and Garden to front, side and rear.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS OVER £105,000.

1 Delhi Road, Eastriggs.

PVC front door with patterned glass panels leading into **Hallway**.

HALLWAY

Central heating radiator. Solid wood flooring, Double electric socket. Heating thermostat. Smoke alarm. Hatch to partially floored roof space with folding ladder and light.

LIVING ROOM AND DINING ROOM AREA.

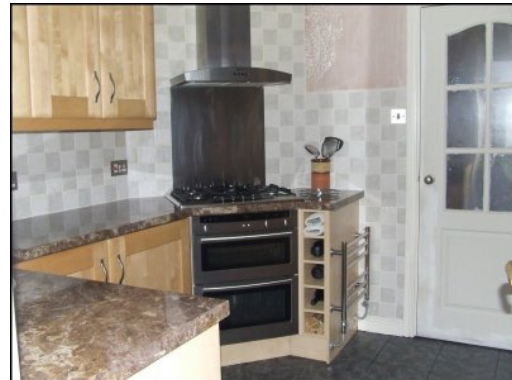
24'2" x 11'3"
(7.37m x 3.44m)



PVC double-glazed window to front with display sill and top openers. Two central heating radiator. PVC double-glazed French doors leading to **Back Garden**. Laminate flooring. Inset ceiling spotlighting and wall lighting. Six double electric sockets and telephone socket. TV aerial socket.

KITCHEN

10'4" x 9'11"
(3.16m x 3.03m)



Wood fronted wall and floor units and glass display units with tiling between. Marble worksurfaces. Circular stainless steel sink with mixer tap. NEFF grill and oven and gas hob. Chimney style extractor and stainless steel splash back. Inset ceiling spotlighting. Integrated Fridge, Freezer, dishwasher and washing machine. Four double and one single electric sockets. Electric meters are housed in kitchen cupboard. Tiled flooring. PVC back door with frosted glass panel leading to **Back Garden**.

BEDROOM

23'10" x 9'3"
(7.30m x 2.83m)





PVC double-glazed windows to front and rear with display sills and black out roman blind. Two central heating radiators. Carpeted. Four double electric sockets. Set of wardrobes some with mirror fronted doors others beech wood doors with hanging rails and shelves storage will also be included in the sale.

BATHROOM



Recently fitted new white bathroom suite comprising WC, wash hand basin and double shower cubicle. Completely tiled walls. Inset ceiling lighting. Xpelair. Tiled flooring. Stainless steel towel rail/radiator.

GARAGE

Large single garage with up and over door. Power and light. External security light.

GARDEN

House set on corner plot with lawn area with flower and shrub borders to front, which extends to one side of the property. New three gate fence. A driveway is to the other side of the property with vehicle parking. To the rear lawn area with flower and shrub borders. Water tap. Gate to side of house and Driveway. External security light to rear.

NOTES:-

1. COUNCIL TAX BAND:-C
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 blinds. All integrated kitchen appliances.
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 registers 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. E-mail. mlandk@mlandk.co.uk. Although they are believed to be correct they are not guaranteed and prospective purchasers should satisfy themselves to the basic facts before submitting an Offer.

