



**ADDRESS:-**

**18 TURNBERRY ROAD, ANNAN, DG12 6LH**

**SUMMARY:-**

Excellent, spacious four bedroom semi-detached property with lovely open views from upper floor accommodation. The property is in need of some up-grading and modernisation but would make a lovely family home.

**ACCOMMODATION:-**

Comprises Living Area and Dining Area, Kitchen, Downstairs WC, Four Bedrooms, Bathroom, Garage, Outside Stores, and Gardens to front and rear of the property.

**VIEWING:-**

By arrangement with Selling Agents

**PRICE:-**

**OFFERS IN THE REGION OF £125,000**

## **18 Turnberry Road, Annan**

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

### **HALLWAY**

Central heating radiator. Door to **Living Room, Kitchen** and **Downstairs WC**.

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

23'9" x 12'9"

(7.28m x 3.93m)

Gas fire on tiled hearth. PVC double-glazed windows to front with vertical blinds and display sill and rear with display sill. Two central heating radiators. Central heating thermostat. Two double electric sockets and telephone socket.

### **KITCHEN**

8'3" x 13'7"

(2.52m x 4.17m)

Wall and floor units with marble effect worksurfaces. Stainless steel sink. PVC double-glazed window overlooking the back garden with tiled display sill. Central heating controls and central heating boiler. Striplight. One double and two single sockets. PVC door with patterned glass panel leading into **Back Porch/Utility**.

### **DOWNSTAIRS WC**

WC, wash hand basin with tiled splashback. PVC double-glazed patterned glass window.

### **BACK PORCH**

7'4" x 4'10"

(2.25m x 1.48m)

PVC double-glazed windows on two sides. Plumbed for automatic washing machine. PVC door with glass side panel leading to garden and outside covered area.

### **UPSTAIRS**

PVC double-glazed window with display sill. Central heating radiator. Hatch to roof space.

### **BEDROOM ONE (REAR)**

8'6" x 9'4"

(2.62m x 2.86m)

PVC double-glazed window with display sill. Built in airing cupboard which houses hot water tank. Central heating radiator. Double electric socket.

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

11'4" x 10'

(3.47m x 3.04m)

PVC double-glazed window with display sill. Central heating radiator. Double electric socket.

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

14'1" x 11'5"

(4.29m x 3.50m)

PVC double-glazed window with open outlook and display sill. Central heating radiator. Built in wardrobe with hanging rail and top shelf. Double electric socket.

### **BEDROOM FOUR (FRONT)**

12'3" x 8'7"

(3.74m x 2.65m)

PVC double-glazed window with open outlook and display sill. Central heating

radiator. Two double electric sockets.  
Built in cupboard.

### **BATHROOM**

WC, wash hand basin in vanity unit.  
Bath with over bath electric Triton  
shower. Extensively tiled walls. PVC  
double-glazed patterned glass window  
with display sill. Central heating  
radiator.

### **GARAGE**

Up and over door. Power and light.

### **OUTSIDE**

To the front lawn areas with driveway  
between with flower and shrub borders.  
Pathway leads down side of Garage to  
gate leading through to covered passage  
with three large walk in brick built  
storage units and one smaller storage  
unit.

Large, private rear garden is mainly in  
grass with flower and shrub orders and  
mature trees. Vegetable patch area.  
Water tap

### **HOME REPORT – AVAILABLE**

Contact Selling Agents.

### **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-

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 Messrs. 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 it would be  
advisable for all prospective  
purchasers to satisfy themselves to  
the basic facts before submitting an  
Offer.