



# Murray Little & Knox



Solicitors, Notaries Public and Estate Agents

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**Address:**

5 COVERT PLACE, KELHEAD, ANNAN, DG12 5RJ

**Summary:**

Delightful three bedroom semi-detached cottage in rural location on the outskirts of Annan. The property has been well maintained and offers excellent scope for further development. The property has attractively laid out large gardens to front and rear and has superb open outlooks over surrounding countryside.

**Accommodation:**

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

**Viewing:**

By arrangement with Selling Agents

**Price:**

OFFERS IN THE REGION OF £155,000

Solicitors, Notaries Public and Estate Agents  
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Members of the Solicitors Property Centre.

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5 Covert Place, Kelhead, Annan

## LOCATION

Located on the outskirts of Annan by following the A75 north past the B7020 and taking the road on the right hand side sign posted Hoddum/Ecclefechan. Following that road it is the first road on the left.

## ACCOMMODATION

Hardwood front door with patterned glass panels leading into Hallway.

## HALLWAY

Double storage cupboard and single storage cupboard. Central heating radiator. Single electric socket. Hatch to floored roof space with fold down ladder. Smoke alarm. Doors to Living Room, Bathroom, Three bedrooms and glass panelled door to Kitchen.

## LIVING ROOM

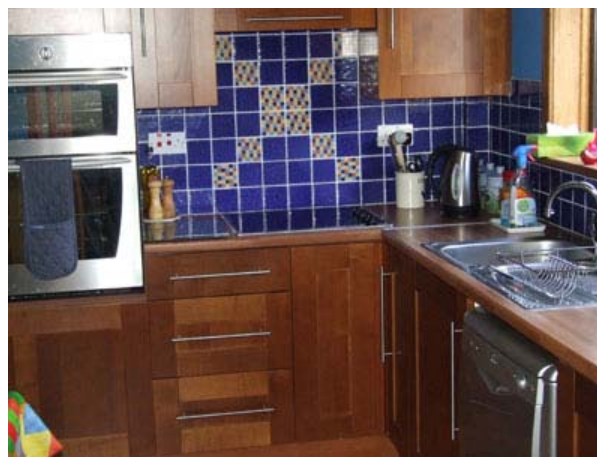
14'4" x 13'3"  
(4.38m x 4.05m)



Wood effect PVC double-glazed picture window with lovely open outlook over fields and countryside beyond. Top openers, wide display sill and vertical blinds. Fireplace with tiled hearth, wood burner and attractive natural wood mantel. Arched wall alcove with natural wood shelving Central heating radiator. Central light fitting and matching wall lighting. One double and three single electric sockets. Telephone socket.

## KITCHEN

11' x 10'3"  
(3.35m x 3.13m)



Dark wood fronted wall and floor units with tiling between and wood effect worksurfaces. Stainless steel one and a half bowl sink with single drainer. Integrated Indesit ceramic hob, oven and grill. Extractor fan. Integrated fridge/freezer. Picture wood effect PVC double-glazed

window with top openers and wide display sill overlooking front garden. Plumbed for dishwasher. Central heating radiator. Modern uplighters. Two double and two single electric sockets and hidden sockets for appliances. Hardwood door with patterned glass panels leading to Back Porch/Utility Room.

#### BACK PORCH/UTILITY ROOM

Floor units with asterite sink. PVC double-glazed window with display sill. Central heating radiator. Plumbed for washing machine and vented for tumble dryer. Hidden sockets for appliances. Door to large walk in storage cupboard which houses oil central heating boiler and electric meters. Door leading to front garden.

#### BEDROOM ONE (REAR)

10'7" x 11'3"  
(3.26m x 3.44m)



Picture wood effect PVC double-glazed window with top openers, display sill, roller blind and superb open outlook to garden, fields and countryside beyond. Built in wardrobe with hanging rail and top shelf. Central heating radiator. One double and one single electric socket.

#### BEDROOM TWO (REAR)

14'5" x 10'7"  
(4.41m x 3.26m)



Picture wood effect PVC double-glazed window with top openers, display sill and superb open outlook to garden, fields and countryside beyond. Built in wardrobe with hanging rail and top shelf. Central heating radiator. Two single electric sockets.

#### BEDROOM THREE (FRONT)

10'7" x 8'7"

**(3.26m x 2.65m)**

**Wood effect PVC double-glazed window with top openers, roller blind and display sill. Built in cupboard with hanging rail and shelving. Central heating radiator. Single electric socket.**

### **BATHROOM**

**White bathroom suite comprising WC, large rectangular wash hand basin in natural wood vanity unit with central tap and tiled splashback. Curved bath with Triton electric shower and extensively tiled splashback. Hardwood patterned double-glazed window with wooden Venetian blind. Expelair. Wall mounted radiator/tower rail.**

### **OUTSIDE**



**Attractively laid out gardens to both front and rear. To the front a large lawn area. Double gates lead to spacious driveway.**



**To the rear a lawn area. Vegetable patch area. Two garden sheds. Oil tank. Dog run area. Water tap.**



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**NOTES:-**

- 1. COUNCIL TAX BAND-B**
- 2. DATE OF ENTRY-By arrangement.**
- 3. VIEWING-By arrangement with Selling Agents.**
- 4. HEATING-Oil Central Heating**
- 5. SERVICES-Mains Electricity, Water and Septic tank drainage.**
- 6. ITEMS INCLUDED-All floor coverings 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. 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.**

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These particulars can be viewed in Adobe PDF format. Click on the button below to view. Right-click and "save target as" to download

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