



Murray Little & Knox



Solicitors, Notaries Public and Estate Agents

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Address:

BALGARTH, ANNERLEY ROAD, ANNAN, DG12 6HF.

Summary:

Balgarth represents a rare opportunity to acquire one of the most prestigious properties in Annan. This magnificent house is finely proportioned with spacious, well balanced accommodation and large well stocked and beautifully manicured secluded gardens. The property has been meticulously maintained and improved by the present owner and is in "move in" condition in every way.

Accommodation:

Comprises Lounge/Dining Room, Sitting Room, Kitchen, Utility Room, Five Bedrooms (One with En-Suite), Main Bathroom, Garages and Gardens surrounding the property.

Viewing:

By arrangement with Selling Agents.

Price:

OFFERS OVER £299,000

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

Balgarth, Annerley Road, Annan

Fine Portico'd open Porch with hardwood, patterned glass panelled front door with matching plain glass side panels leading into Hall.

HALL

Central heating radiator with thermostatic valve. Telephone socket and one double electric socket. Understairs cupboard. Smoke alarm.

SITTING ROOM

**13'2" x 11'
(4.02m x 3.35m)**



PVC double-glazed windows with display sill. Open Flame Gas Fire in 'Period' Fireplace with mahogany mantelpiece. One double and one single electric sockets.

Spacious open plan Lounge and Dining Room.

LOUNGE/DINING ROOM

**24' x 25'6"
(7.31m x 7.80m)**



This fabulous large open plan room features a central open fire in marble hearth. PVC double-glazed picture windows and PVC double-glazed sliding doors to outside verandah overlooking the lovely secluded front garden. Two central heating radiators with thermostatic valves. Cornicing and ceiling roses. Telephone socket. Six double electric sockets. Glass panelled doors to Kitchen and doors to Hall.



KITCHEN (A Cook and Hostesses dream)
18'3" x 13'10"
(5.57m x 3.99m)



Excellent, bright and spacious kitchen with wood fronted wall and floor units and glass display units. Tiled splashbacks and marble and wood worksurfaces. Aga and additional built in oven. Belfast sink with wooden draining area. PVC double-glazed picture window with display sill overlooking the rear garden. Plumbed for dishwasher. Four double and two single electric sockets. Telephone socket and cooker switches. Inset ceiling spotlights and modern pendant light fittings. Central heating radiator with thermostatic valve. Large larder cupboard with light and power. Terracotta tiled flooring throughout and in the back porch area and WC. Glass panelled door to Utility Room/Back Porch.

UTILITY ROOM/BACK PORCH AREA
9'2" x 11'
(2.80m x 3.35m)

Plumbed for automatic washing machine. PVC patterned glass door with matching side panels to back garden. Clothes pulley. Sink with tiled splashback. Large shelved airing cupboard and additional storage cupboard. C.H. thermostat. Door to Downstairs WC.

DOWNSTAIRS WC

Central heating radiator with thermostatic valve. WC and wash hand basin with splashback. PVC double-glazed patterned glass window with top opener. Xpelair.

INNER HALLWAY

The inner hallway leads from the Main Hall. Central heating radiator with thermostatic valve. Doors to two bedrooms, Bathroom and Master Bedroom with En-suite.

BEDROOM ONE

12'10" x 11'9"
(3.68m x 3.62m)

Windows on three sides. Central heating radiator with thermostatic valve. Telephone socket and three single electric sockets.

BEDROOM TWO

13'8" x 7'9"
(4.20m x 2.40m)

Windows to side. Central heating radiator with thermostatic valve. Two double electric sockets.

FAMILY BATHROOM

10'10" x 5'6"
(3.07m x 1.70m)

Bathroom suite comprising WC, Wash hand basin in vanity unit and bath. Central heating radiator and thermostatic valve with fitted towel rail. Xpelair. Skylight window. Fully tiled walls.

MASTER BEDROOM WITH EN-SUITE**MASTER BEDROOM (THREE)**

20'7" x 13'6"
(6.30m x 4.14m)



Bright and exceptionally spacious room with PVC double-glazed windows with display sills overlooking the back and side gardens. Two built in wood fronted wardrobes with top cupboards. Ceiling rose. Three double electric sockets and telephone socket. Two central heating radiators with thermostatic valves. Door to En-suite shower room.

EN-SUITE

5'9" x 8'9"
(1.79m x 2.71m)

White WC and wash hand basin with tiled splashback. Double shower cubicle with tiled walls and glass shower screen. Inset ceiling light fitting. Central heating radiator with thermostatic valve. Tiled floor. Xpelair.

UPSTAIRS**LANDING**

PVC double-glazed window to front and single electric socket.

BEDROOM FOUR

**16'10" x 11'
(4.90m x 3.35m)**

PVC double-glazed windows to front with open Southerly views and small window to side. Central heating radiator with thermostatic valve. One double and one single electric sockets.

BEDROOM FIVE/STUDY

**8'6" x 13'4"
(2.62m x 4.08m)**

Two skylight windows and small PVC double-glazed window. Central heating radiator with thermostatic valve. Telephone socket and one double electric socket.

GARAGES

Two garages with up and over doors. Light and power.

GARDENS



Fabulous landscaped gardens surround the house. Electronic double wooden gates open out to block paved driveway. Steps surrounded by greenery lead to the front of the house and verandah. The front private garden is mainly in chippings with extensive flower and shrub borders, hedges and mature trees including Apples and Pears.



The rear garden is mostly in lawn with flower and shrub borders, mature trees including fruit trees and chipped pathways. The side of the property boasts a large sun terrace.

NOTES:-0

- 1. COUNCIL TAX BAND-F**
- 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. Although believed to be correct they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves of the basic facts before submitting an Offer.**

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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