



ADDRESS:-

THE NEUK, ANNERLEY ROAD, ANNAN, DG12 6HF.

SUMMARY:-

Excellent spacious six bedroom detached house that sits on a large plot in good area of Annan. The property is in easy reach of local amenities and schools. The property has been maintained to a very high standard and offers spacious accommodation and is a lovely family home.

ACCOMMODATION:-

Comprises Lounge, Kitchen, Dining Room, Utility Room, Study/Play Room, Six Bedrooms, Two Bathrooms, Garage and Garden.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS IN THE REGION OF £335,000

The Neuk, Annerley Road, Annan

This is an attractive and deceptively spacious six bedroom detached house in an established area of Annan. There is access to Town Centre and local amenities. The local secondary school Annan Academy is nearby and Elmvale and Hecklegirth Primaries a short distance away. Annan has good transport links to the Dumfries & Galloway region and beyond, the station is within walking distance and Annan has good access to motorway north and south.

ACCOMMODATION

Hardwood front door with glass panels and patterned glass side panel leading into **Entrance Vestibule** with tiled floor and inner glass panelled door leading into large open **Hall**.

HALL

Porcelain tiled floor. Central heating radiator. One double electric socket. Built in coat cupboard and storage cupboard. Central heating thermostat. Double glass panelled doors to Lounge and doors to Kitchen, Study, Two Bedrooms and Bathroom. Stairs to upper floor accommodation.

LOUNGE

21'3" x 17'7"
(6.49m x 5.39m)



Fantastic spacious light and airy room with double-glazed patio sliding doors to Back Garden. Gas fire place with tiled fireplace and wooden mantel. Two central heating radiators. Ceiling rose and chandelier light fitting. Wall

light fittings. TV aerial. Four double electric sockets. Carpeted.

KITCHEN

11'6" x 14'4"
(3.53m x 4.38m)



Stylish and modern kitchen with cream glossy wall and floor units with undercupboard lighting and green speckled granite worksurfaces with integrated drainer and breakfastbar. Stainless steel one and a half bowl sink with mixer. Range master double oven, grill and five ring ceramic hob. Stainless steel chimney extractor fan.

Integrated wine cooler, dishwasher and fridge. Central heating radiator. Porcelain tiled floor. Touch free switches for lighting. Inset ceiling spotlights. Four double and one single electric sockets and hidden sockets for appliances.

DINING ROOM

17'8" x 11'9"
(5.24m x 3.62m)



Sliding double-glazed patio doors to Back Garden. Central heating radiator. Telephone socket and TV aerial. Three double electric sockets. Door to Utility Room.

UTILITY ROOM

Floor units, worksurface area and stainless steel sink with mixer tap. Plumbed for automatic washing machine and vented for tumble dryer. Room for fridge/freezer. Hardwood double-glazed window with display sill and roller blind. Central heating radiator. One double electric socket and hidden sockets for appliances. Hardwood back door with small glass panel leading to Back Garden.

STUDY/PLAY ROOM

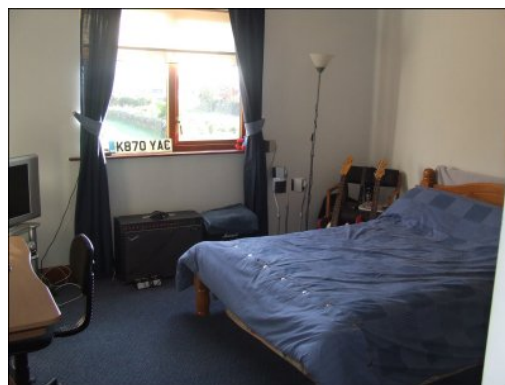
11'8" x 11'1"
(3.59m x 3.38m)

Hardwood double-glazed window with display sill overlooking back garden. Central heating radiator. Telephone

socket and three double electric sockets. Laminate flooring.

BEDROOM ONE (FRONT)

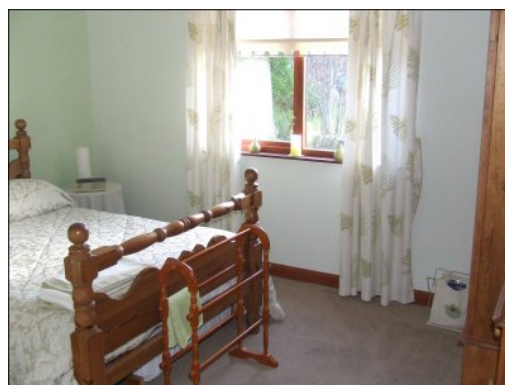
13' x 14'7" measuring to the longest and widest points
(3.96m x 4.48m)



Hardwood double-glazed window with display sill and roller blind. Central heating radiator. Two double electric sockets. Built in wardrobe with hanging rail and top shelf.

BEDROOM TWO (FRONT)

13' x 14'8" measuring to the widest and longest points.
(3.96m x 4.51m)



Hardwood double-glazed with display sill and roller blind. Two double electric sockets. Central heating radiator. Carpeted.

DOWNSTAIRS BATHROOM

8'9" x 8'10"
(2.71m x 2.71m)



Recently refurbished bathroom that has been tastefully done with white WC, wash hand basin and jaccuzzi bath. Separate double shower enclosure with glass shower screens and power shower. Completely tiled walls. Hardwood double-glazed patterned glass window with display sill and wooden Venetian blinds. Fitted mirror with lighting. Inset ceiling spotlights. Stainless steel radiator/towel rail. Xpelair. Hardwearing flooring.

UPSTAIRS

LANDING

Skylight window with velux blind. Double electric socket. Large built in walk in cupboard with hot water tank.

BEDROOM THREE (REAR)

15'6" x 11'5"
(4.75m x 3.50m)



Hardwood double-glazed window with display sill. Central heating radiator. Built in cupboard with hanging rail and top cupboard. Two double electric sockets.

BEDROOM FOUR (SIDE)

11'8" x 11'4"
(3.59m x 3.47m)



Skylight window with velux blind. Central heating radiator. Built in shelved cupboard. Two double electric sockets.

BEDROOM FIVE (FRONT)

14'6" x 15'1"
(4.45m x 1.55m)



Hardwood double-glazed window with display sill. Twin built in wardrobes with hanging rails and top cupboards. Central heating radiator. Two double electric sockets.

MASTER BEDROOM/EN-SUITE

These two rooms are currently used as another lounge area and kitchen but can be easily converted back to bedroom and en-suite.

LOUNGE/MASTER BEDROOM

17'5" x 23'5" measuring to the widest and longest points.
(5.33m x 7.16m)



Twin hardwood double-glazed windows with display sills and roller blinds. Twin built in wardrobes/cupboard with hanging rail and top shelf. Central heating radiator. Telephone socket and TV aerial socket. Three double electric socket. Carpeted.

KITCHEN/EN-SUITE

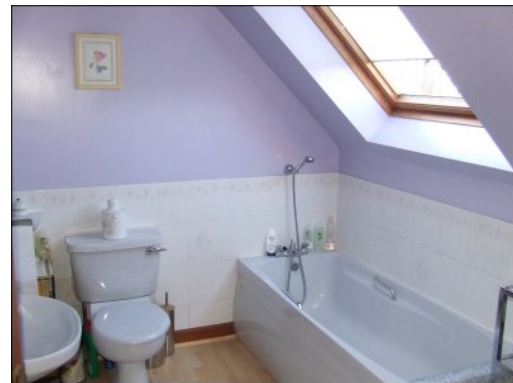
11'4" x 8'5"
(3.47m x 2.59m)



Wood fronted wall and floor units and granite effect worksurfaces. Stainless steel sink with drainer. Built in oven and ceramic hob. Extractor fan. Skylight window with velux blind. Three electric sockets and cooker switch. Modern light fitting.

BATHROOM

8'10" x 7'2"
(2.73m x 2.19m)



Bathroom suite comprising WC, wash hand basin and bath with shower attachment. Skylight window with velux blind. Central heating radiator. Xpelair. Extensively tiled walls.

GARAGE

Up and over door. Power and light.

OUTSIDE

Decked area that extends to the width of the rear of the house and catches afternoon sun. Large lawn area and raised flower beds and vegetable patch. Block paved pathway to side of the house leading to front.



To the front are flower and shrub borders and also long block paved driveway with spacious vehicle parking area.

NOTES:-

1. COUNCIL TAX BAND-G
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.
7. Measurements are approximate and for guidance only.
8. IMPORTANT – A Closing Date for Offer should 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.