

Murray Little & Knox

4 CUMBERLAND TERRACE, ANNAN, DG12 6DZ

OFFERS AROUND £135,000



Attractive terraced property situated a very short distance from Annan town centre. The property has been freshly decorated throughout with new carpets fitted. Benefitting from Upvc double glazing and gas (combi) central heating this is an ideal family home or as a buy to let investment. EPC - C

Accommodation

Vestibule; Hall; Lounge; Kitchen/Diner; Utility Area; 3 Bedrooms; Bathroom; WC

Outside

Modest gravel area to front; lawn and 2 brick sheds to rear

Viewing

Contact the Selling Agents on 01461 202866

www.mlandk.co.uk

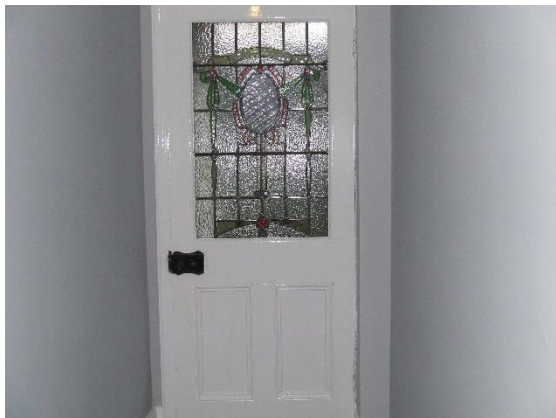
GENERAL

Cumberland Terrace is set just off Annan High Street. There are a number of primary schools within the vicinity and the property is easily accessible for all local amenities & facilities.

Timber front door;

VESTIBULE

Vinyl flooring; high level electricity meter and fuse box; timber surround door with leaded glass pane to:-



LOUNGE

4.38 m x 4.15 m, 14'4" x 13'7"

Double glazed window to front with venetian blind; cornicing; laminate flooring; central heating radiator; TV aerial;



HALL

Fitted carpet; central heating radiator; cornicing; deep understairs cupboard with shelving and light;



KITCHEN/DINER

5.29 m x 3.59 m, 17'4" x 11'9"

2 double glazed windows to rear; vertical blinds; extremely well fitted kitchen with white high gloss base and wall units with black contrasting worksurfaces over; Lamona halogen hob; black splashback; stainless steel extractor hood above; separate Logik oven; stainless steel sink; ceramic tiled floor; 2 central heating radiators; coving; understairs shelved storage cupboard; TV aerial;



UTILITY AREA

Worksurface; plumbed for washing machine; vented for tumble dryer; wall mounted central heating boiler; ceramic tiled floor; timber door to rear garden;

From Hall ascend carpeted staircase with timber and metal banister to:-

LANDING

Fitted carpet; storage cupboard with radiator; circular skylight;

WC

White w.c and corner wash hand basin; central heating radiator; vinyl flooring; access hatch to loft;

BEDROOM 1

3.67 m x 2.86 m, 12' x 9'4"

Double glazed window to rear with vertical blind; fitted carpet; central heating radiator; coving; TV aerial;



BEDROOM 2

3.73 m x 2.61 m, 12'2" x 8'6"

Double glazed window to rear with vertical blind; fitted carpet; central heating radiator;



BEDROOM 3

4.22 m x 3.24 m, 13'10" x 10'7"

Double glazed window to front with venetian blind; fitted carpet; central heating radiator; cornicing; TV aerial;



BATHROOM

2.92 m x 2.19 m, 9'6" x 7'2"

Double glazed window to front with venetian blind; vinyl flooring; white w.c., wash hand basin and bath with electric shower over and shower screen; Respitex wall lining to bath/shower area; extractor fan;



OUTSIDE

To the front is a modest gravel area with low walling. To the rear are 2 brick sheds and lawn. Mature apple tree.



NOTES

All fitted carpets, floorcoverings, curtain tracks, poles and blinds are included in the sale.

Council Tax Band – C

EPC – C

HOME REPORT

www.onesurvey.org

SERVICES

Mains water, drainage, gas and electricity.

DATE OF ENTRY

By mutual negotiation

CLOSING DATE

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.

OFFERS

Should be lodged with the Selling Agents:-

Messrs. Murray, Little & Knox

27 Bank Street, Annan, DG12 6AU

T : 01461 202866 F : 01461 205995

E : Judith.marchbank@mlandk.co.uk

W : www.mlandk.co.uk

These particulars have been carefully prepared and are believed to be correct although 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. Measurements are approximate and for guidance only.