

Murray Little & Knox

14 ROSE STREET, ANNAN, DG12 5AS

GUIDE PRICE £90,000



Charming detached property situated just off the main thoroughfare of Annan and with easy access to all local facilities. The house benefits from some double glazing and gas central heating (combi) with an electric stove in the living room. Ideal first time buy or those looking to downsize. Viewing highly recommended. EPC - D

Accommodation

Hall; Lounge; Bedroom 1; Bedroom 2; Kitchen; Shower Room

Outside

Attached garage; well tended & attractive walled garden to the rear

Viewing

Contact the Selling Agents on 01461 202866

www.mlandk.co.uk

GENERAL

The property presents a charming detached home with a lovingly tended private walled garden to the rear. The house is well placed for all local amenities and facilities Annan has to offer. Within walking distance of the train station, primary and secondary schools.

Upvc double glazed front door opens into:-

HALL

Exposed varnished floorboards; high level cupboard housing electricity meter; coving; central heating radiator; access hatch to loft space;

BEDROOM 1

3.25 m x 3.11 m, 10'7" x 10'2"

Double glazed window to front; exposed varnished floorboards; wall display niche; coving; telephone point;

LIVING ROOM

4.84 m x 3.58 m, 15'10" x 11'8"

Double glazed window to front; exposed varnished floorboards; wall display niche; coving; central heating radiator; television and telephone points; wall mounted hot water and central heating control unit; attractive timber fire surround housing electric stove on tiled hearth; double timber French doors opening into garden;



BEDROOM 2

3.32 m x 1.56 m, 10'10" x 5'1"

Single glazed window to rear; exposed varnished floorboards; coving;

SHOWER ROOM

2.92 m x 1.46 m, 9'6" x 4'9"

Opaque single glazed window to rear; slate tiled floor; central heating radiator; corner shower cubicle; ceramic wall tiling to shower and one wall; white w.c and wash hand basin in vanity unit; wall mounted mirror;



KITCHEN

3.41 m x 3.33 m, 11'2" x 10'11" (overall)
Single glazed window to rear overlooking garden; fitted with white base and wall units; worksurfaces over; stainless steel 1½ bowl sink; Indesit washing machine; Fridgmaster fridge; low level gas hob; extractor hood; separate oven; telephone point; space for table and chairs; slate tiled floor;



GARAGE

Concrete floor; up and over door;
Worcester wall mounted combi boiler;
power and light; gas meter;

OUTSIDE

Attractive and well tended walled garden to rear providing privacy. A wide variety of interesting plants, shrubs and trees with seating areas throughout. The garden furniture is also included in the sale.



NOTES

White goods as noted in the kitchen are included in the sale. These have not been tested

Council Tax Band – B

EPC – D

HOME REPORT

www.packdetails.com ref : 616235

SERVICES

Mains water, drainage, gas and electricity.

DATE OF ENTRY

Early entry available

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

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Annan, DG12 6AU

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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.