

Stevenson & Johnstone

solicitors and estate agents

22 McMURDO ROAD Annan



Newly refurbished semi-detached 2 bedroomed dwellinghouse in immaculate condition and situated in a quiet area within easy walking distance of all local amenities. The property benefits from a newly fitted kitchen and shower room and has full double glazing and gas central heating throughout. Garden area to the front, side and rear. Residents parking area.

Price Region £88,000.00

Features

Entrance Hall. Living Room. Dining/Kitchen. 2 Double Bedrooms. Shower Room. Garden. Full Double Glazing. Gas Central Heating. Residents Parking Area.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
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Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Hall:-

Double glazed door and side glass panel to hallway. Radiator. 1 single socket. Telephone point. Central heating controls. Open staircase to 1st floor landing. Understairs storage recess.

Living Room: 14' 11" x 11' 4" (4.55 x 3.45)

Contemporary styled wall mounted gas fire. Radiator. T.V. point. Double glazed window to front. 4 double sockets.

Kitchen: 17' 9" x 11' 9" (5.40 x 3.60)

Newly fitted floor and wall units. Free standing cooker with with gas hob and electric oven. Stainless steel sink and drainer. Plumbed for dishwasher. Radiator. 3 double sockets. 3 single sockets. Cooker point. Tiles to part walls. Spot lights to ceiling. Double glazed window to rear. Double glazed door and side panel to rear garden.

First Floor Landing:-

Access to attic space. 1 single socket.

Shower Room: 7' 1" x 6' 7" (2.40 x 2.00)

Newly fitted suite comprising W.C. Wash hand basin set on vanity unit. Separate shower cubicle with mains powered shower system. Respotex to part walls. Obscure double glazed window to rear. Extractor fan. Heated towel rail.

Bedroom 1: 10' 8" x 11' 8" (3.25 x 3.60)

Radiator. T.V. point. 4 double sockets. Double glazed window to rear.

Bedroom 2: 10' 6" x 14' 4" (3.20 x 4.35)

Radiator. 3 double sockets. T.V. point. Double glazed window to front. 1 walk-in storage room. 1 large storage cupboard with rail and shelves.

Outside:-

Small grassed area to the front. To the rear is a paved area and grass bank. Boiler room with power. Outdoor water tap. Larger grassed area to the side with shrub bed and clothes whirly.



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General

Address:

22 McMURDO ROAD
Annan
Dumfries & Galloway
DG12 6DD

Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating.

Extras:

All light fittings, carpets and floor coverings are included in the sale price together with the oven in the kitchen.

Council Tax:

Valuation Band B.

Entry:

By arrangement

Price:

£88,000.00

Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.

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