

Stevenson & Johnstone

solicitors and estate agents

27 VICTORIA GARDENS EASTRIGGS Annan



Immaculately presented detached bungalow situated on the outskirts of the rural village of Eastriggs near Annan. The property has 3 double bedrooms (1 en-suite), study/4th bedroom, fully fitted dining kitchen and utility. Full double glazing and gas central heating throughout. Large fully enclosed garden ground with various storage sheds, greenhouse, timber chalet with hot tub, covered patio and a detached double garage. NHB Certificate.

Offers Over £210,000.00

Features

Entrance Hall. Living Room. Bathroom. Dining Kitchen. Utility. 3 Bedrooms. Study/4th Bedroom. Sunroom. Covered Patio. Timber Chalet with Hot Tub. Green House. Storage Sheds. Double Garage. Garden.

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Entrance Hall:-

Upvc entrance door. 1 double socket. Cloak cupboard housing electric meter. Central heating thermostat. Radiator. Laminate beech flooring throughout.

Living Room: 14' 5" x 17' 9" (4.40 x 5.40)

Electric fire set in wood surround and mantle. Window to front driveway. Radiator. T.V. point. Telephone socket.

Bathroom:-

Wash hand basin. W.C. Fully enclosed Aspen shower/bath with juccuzi bath, steam or regular shower with variable heads, foot massager and radio. Upvc lined walls. Tiled floor. Down lights. Extractor fan. Window to rear. Chrome ladder style radiator.

Master Bedroom with en-suite: 13' 9" x 9' 7" (4.20 x 2.90)

Built-in wardrobes to one wall. Laminate flooring. Radiator. T.V. point. Window to front. En-suite shower room:- Corner Aspen shower cubicle with steam/water shower and variable shower heads. Back/foot massager with seat and radio. Wash hand basin. W.C. Upvc lined walls. Chrome ladder style radiator.

Bedroom 2: 10' 7" x 10' 3" (3.25 x 3.10)

Laminate flooring. T.V. point. Window to side.

Dining Kitchen: 18' 1" x 10' 10" (5.50 x 3.30)

Fitted floor and wall units. Belling Range gas cooker with 8 rings, 2 ovens and a grill. Cooker hood. One and a half stainless steel sink and drainer. Window to garden. Radiator. Ceramic tiles to floor. Integrated Bosch dishwasher. T.V. point. French doors to Sun room. Door to Utility room.

Utility Room: 9' 1" x 10' 5" (2.75 x 3.15)

Fitted floor and wall units. Ceramic tiles to floor. Belfast sink. Window to garden. Radiator. Plumbed for washing machine. Wall mounted Baxi combi boiler. Extractor fan. Door to Study/4th bedroom.

Study/4th Bedroom: 9' 1" x 11' 9" (2.75 x 3.60)

Built-in cupboards. Telephone and broadband. T.V. point. Shelves to walls. Access to loft space.

Sun Room: 11' 8" x 12' 7" (3.60 x 3.85)

Tiles to floor. Upvc windows all around with sliding patio doors to garden. Radiator. T.V. point. Extractor fan.

Bedroom 3: 7' 8" x 10' 8" (2.35 x 3.25)

Radiator. Window to rear. Laminate flooring. T.V. point.

Outside:-

To the front are wrought iron entrance gates. Block paved driveway with parking for several vehicles. Gravelled area to one side with raised flower beds. Paved pathway to front entrance. Double garage with up and over remote control doors, power, shelving and water tap. Secure parking area to side, timber storage shed and metal storage shed. To the rear is a large garden area bounded by timber lap fencing. Vegetable plot, greenhouse (16' x 6'), fruit trees and compost bin. Timber chalet with glass panelled doors. American 7 seater hot tub with jets and centre volcano. Potting shed (6' x 8'). Workshop (12' x 10'). Lawn area. Outdoor water tap. Patio area fully covered with perspex roofing.



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General

Address:

27 VICTORIA GARDENS EASTRIGGS
Annan
Dumfries & Galloway
DG12 6TW

Amenities:

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

Extras:

All blinds, light fittings, carpets and floor coverings are included in the sale price together with the Belling Range gas cooker, cooker hood and integrated dishwasher in the kitchen.

Council Tax:

Valuation Band E.

Entry:

By arrangement

Price:

Offers Over £210,000.00

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.