

Stevenson & Johnstone

solicitors and estate agents

PLOT 2 WATCHHILL COURT Annan



An exciting opportunity to purchase an exceptionally spacious recently built four bedroomed, two bathroomed detached property. Built to a high specification by a reputable local builder the well planned accommodation with quality fixtures and fitting throughout and occupying a generous plot is, one of four properties located on a select development on the fringe of Annan with views to the rear towards the Solway Firth. PRICE REDUCED

Price Region £198,500.00

Features

Hallway. Cloakroom/Toilet. Lounge. Dining Room. Dining/Kitchen. Utility Room. 4 Bedrooms (1 en-suite). Bathroom. Garden. Garage. Gas Central Heating. Full Double Glazing.

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Entrance Hall:-

Upvc door with leaded detail leads to spacious hallway. 2 x radiators. Down lights to ceiling. Storage cupboard housing electric meter. Solid wood staircase leading to the first floor. Glass/wood panelled door to reception rooms and dining kitchen. Door to toilet/cloakroom.

Cloakroom/Toilet:-

Low level W.C. Wash hand basin. Radiator. Extractor fan.

Lounge: 18' 4" x 13' 4" (5.59 x 4.06)

Window to front. Two radiators.

Dining Room: 11' 8" x 10' 1" (3.56 x 3.07)

Window to front with views over the Solway Firth. Radiator.

Dining/Kitchen: 25' 7" x 8' 10" (7.80 x 2.69)

An extensive range of quality solid walnut wall and base units with complementary granite effect worktops. One and half stainless steel bowl sink and drainer. Integrated dishwasher. Stainless steel integrated double fan assisted oven and grill. Five burner stainless steel gas hob with stainless steel and glass extractor canopy above. Laminate tiled effect flooring. Down lights to ceiling. Exposed ceiling beams. Space for American Style fridge/freezer. Two windows and French doors to the rear. Door to utility room.

Utility Room: 8' 10" x 5' 4" (2.69 x 1.63)

Solid walnut base units with a stainless steel sink and drainer. Radiator. Laminate tiled effect flooring. Plumbed for washing machine. Door to rear.

First Floor Landing:-

Spacious landing with loft access. Down lights to ceiling. Radiator. Walk-in linen cupboard.

Master Bedroom: 17' 7" x 15' 6" (5.36 x 4.72)

Dual aspect master bedroom with roof lights to the front and rear. Views to the rear over the Solway Firth. Built-in double wardrobe. Two radiators.. Door to en-suite shower room.

En-Suite Shower Room: 8' 10" x 4' 5" (2.69 x 1.35)

Spacious double shower cubicle with granite effect respotex to walls. W.C. Wash hand basin. Roof light to front. Radiator.

Bedroom 2: 11' 2" x 9' 1" (3.40 x 2.77)

Coomed ceiling. Window to front with views over the Solway Firth. Radiator.

Bedroom 3: 13' 3" x 9' 1" (4.04 x 2.77)

Under eaves storage. Window to front. Radiator.

Bedroom 4: 11' x 9' 1" (3.35 x 2.77)

Coomed ceiling. Window to rear. Radiator.

Bathroom: 9' x 8' 10" (2.74 x 2.69)

Contemporary styled four piece bathroom suite comprising shower cubicle with granite effect respotex to walls. Panelled bath. Built-in wash hand basin and concealed flush W.C. Down lights to ceiling. Radiator. Obscure glazed window to rear.

Outside:-

Driveway and separate parking area. Garage with up and over door. Power and lighting. Gardens laid mainly to lawn.

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General

Address:

PLOT 2 WATCHHILL COURT
Annan
Dumfries & Galloway
DG12 6GB

Amenities:

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

Extras:

Included in the sale price are the integrated dishwasher, double oven, gas hob and extractor hood in the kitchen.

Entry:

By arrangement

Price:

£198,500.00

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.

Directions:

Leave the A74 motorway at the Dumfries A74 exit and follow signs for Annan. On approaching Annan turn right at the mini roundabout and then immediately left into the development. Plot 2 is situated in the right hand corner.

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.