



Roseneath
Carlisle Road
ANNAN
DG12 6QX

GUIDE PRICE: £180,000

DATE OF ENTRY: By Arrangement

SERVICES: Mains water, waste, gas and electricity.
Solar panels.
Telephone subject to B.T. regulations.

VIEWING: By appointment with Selling Agent.

Well – proportioned DETACHED BUNGALOW of traditional construction and located on the outskirts of Annan with views across open farmland to the Solway firth and Lake District beyond. Double glazing and gas central heating throughout. Offers scope for renovation to provide superior family accommodation.

ACCOMMODATION: Entrance Hallway; Lounge; Kitchen Diner; Bathroom; 2 Bedrooms. Floored attic.

Garage. Enclosed gardens to front and rear.

EPC RATING = D

DWELLINGHOUSE

ENTRANCE HALLWAY:

UPVC double glazed front door. Single radiator. Door bell chime. Central heating thermostat. Hatch to floored roofspace. Telephone socket and 1 double power point.

KITCHEN DINER:

5.40m x 3.32m. UPVC double glazed windows to side and rear. Generous selection of light oak effect wall and floor units with contrasting worktop. Stainless steel sink with drainer and mixer tap. Built in cooker and hob with stainless steel extractor fan. 2 built in shelved cupboards. 1 single radiator. Heating timer control. 3 double power points. 1 single power point.

BEDROOM 1:

4.06m x 3.61m. UPVC double glazed window to front. Large built-in wardrobes and shelved storage. 1 single radiator. Telephone socket. 2 double power points.

GARDEN:

Rear: Large patio area with views over agricultural land behind.

Front: Large lawn area with mature shrub borders.

LOUNGE:

5.21m x 5.05m. UPVC double glazed windows to side and front, the latter being a picture window affording panoramic views to the Solway firth and Lakeland hills. Stone built fire surround and hearth with integrated television stand. 2 single radiators. TV aerial point. 2 double power points. 2 single power points.

BATHROOM:

2.33m x 1.83m. UPVC double glazed window to rear. WC, wash hand basin in vanity unit, bath, electric towel rail. Shaver socket.

BEDROOM 2:

3.53m x 2.97m. UPVC double glazed window to rear. 3 double power points and 1 single power point. En suite Shower room off.

GARAGE:

Attached single garage housing combi boiler, Electricity meters along with solar panel meter. Plumbing for automatic washing machine.

ADDITIONAL INFORMATION

1. All measurements are approximate and are taken at the room's widest points unless otherwise indicated. No warranty as to their accuracy is given or implied. Measurements for the Kitchen and Bathroom are an indication of overall room dimensions rather than of useable floor space.
2. All carpets, blinds and light fittings as seen will be included in the sale.
3. The Council Tax Band for the property is "E".
4. Roseneath is a stone fronted detached bungalow located just outside Annan in a semi rural setting convenient for schools, shops and other amenities as well as road connections and public transport.