

74 Standalane Annan, DG12 5JN

Offers Over £105,000



This delightful semi-detached two bedroom property is situated in the residential area of Annan just a short drive from the A75. The town of Annan has a range of local amenities such as supermarkets, convenience stores, Post Office, various primary schools, secondary school, cinema, swimming pool, leisure facilities, hospital, doctor's surgery, dentist, hotels, eateries and railway station. The property benefits from off street parking, double glazing, air source heat pump, solar panels and good sized gardens.



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Measurements (all approx. & longest & widest)

Entrance hall- 2.72m x 1.02m

Bedroom 1- 4.39x 3.04

Living room- 6.21m x 3.17m

Bathroom- 2.05m x 1.79m

Kitchen- 3.46m x 2.24m

Bedroom 2- 3.19m x 3.13m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance hall with cupboard under stairs with electrics and coat hooks. Door to living from and stairs to first floor. Window to front.
- Bright and spacious living room/dining room. Windows to front and rear. Fireplace with mantel.
- Fitted kitchen with wall and base units. Sink with mixer tap and right hand drainer. Integrated electric oven and 4 ring gas hob with extractor fan. Plumbing for washing machine and space for tumble dryer. Window and door to rear garden.
- Stairs to first floor with handrail and bannister. Window to side. Loft hatch with Ramsey ladder. Doors to 2 bedrooms and bathroom.
- Bedroom 1 is a bright double bedroom with two windows to the front. Built in cupboard with shelves. Further built-in cupboard.
- Bedroom 2 a double bedroom with window to rear.
- Bathroom with wash hand basin, W.C. and bath with shower. Part tiled, with a window to the rear.
- Off street parking with space for two cars to the front lawn to store chips. Large shed to side.
- Rear garden is a spacious, with a large shed for *storage*. Also to summerhouse, a paved area, flower beds, trees, plants and *shrubs*.
- There is a large shed with lighting and a water feature.

