



26 Scroggie Meadow, Annan, DG12 6DY

Offers over £195,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Situated on a generous corner plot, this three bedroom detached bungalow is located in a well established residential area.

Situated on a generous corner plot, this three bedroom detached bungalow is located in a well established residential area. This property offers generous living accommodation and ample off road parking. Primary and Secondary schools, swimming pool and railway station can be found a stones throw away with all other amenities including a variety of independent shops, cafes and supermarkets can be found a short walk away.

ACCOMMODATION

Entrance Hall, Sitting Room, Dining Kitchen, Utility Room, W.C., 3 Bedrooms, Bathroom. Garage. Gardens surrounding.

ENTRANCE HALL

Entered through wooden door with opaque glazed panel, with curtain pole and curtains. Coving. Two ceiling lights. Central heating radiator with thermostat controls. Built in storage cupboard with shelves housing fuse box and meters. Access hatch to storage loft. Fitted carpet.

SITTING ROOM (4.33M X 4.87M OR 14'2" X 16')

Window to the front with vertical blinds, curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Electric living flame fire set on marble hearth and mantle. Fitted carpet.



DINING KITCHEN (4.01M X 4.17M OR 13'1" X 13'6" AT WIDEST POINTS)

Window to the rear with roller blind and curtains. Coving. Inset ceiling spot lights. Over table light. Fitted base and wall units. Sink and drainer. Tiled splashback. Fridge. Integrated gas hob and oven with extractor over. Central heating radiator with thermostat controls. Fitted carpet.

UTILITY ROOM (2.47M X 1.27M OR 8'1" X 4'1")

Window to the side with roller blind. Door to the side. Coving. Ceiling light. Fitted base units. Stainless steel sink and drainer. Tiled splashback. Washing machine. Central heating radiator with thermostat controls. Fitted carpet.

W.C. (1.28M X 1.47M OR 4'2" X 4'8")

Opaque glazed window to the rear with roller blind and curtains. Ceiling light. Extractor fan. 1/2 tiled walls. W.C. Wash hand basin. Worcester boiler. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 1 (3.18M X 3.97M OR 10'4" X 13')

Window to the front with curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Telephone point. Fitted wardrobes with sliding doors, hanging rails and shelves. Fitted carpet.

BEDROOM 2 (4.23M X 2.80M OR 13'10" X 9'1")

Window to the rear with roller blind and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.



BEDROOM 3 (1.97M X 2.76M OR 6'4" X 9'6")

Window to the front with curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Telephone point. Fitted carpet.

BATHROOM (2.29M X 2.80M OR 7'5" X 9'2")

Opaque glazed window to the rear with roller blinds and curtains. Coving. Ceiling light. Extractor fan. Bath with electric 'Mira Sport' shower over and Respatex wall cladding. Tiled walls. W.C. Wash hand basin. Wall mounted cabinet. Central heating radiator. Mirror with light and shaver point. Airing cupboard with shelves and coat hooks. Fitted carpet.

GARAGE

Full light and power. Electric up and over door to the front. Door to the side.

OUTSIDE

Driveway to the front with space for multiple cars. Gravel and paved gardens surrounding with raised shrub and flower borders. Garden shed.

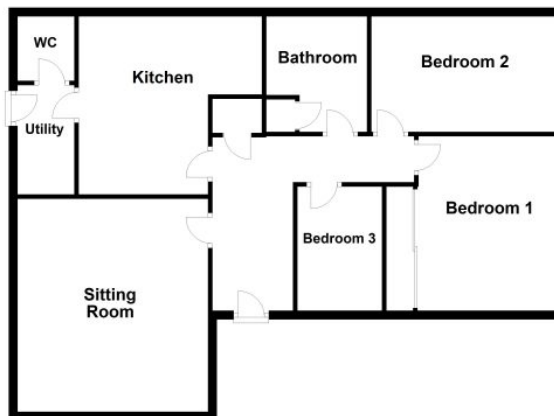
NOTES

This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with the white goods included. Home Report available on www.onesurvey.org. EPC Band D. Council Tax Band E.

ENTRY

By negotiation.

Ground Floor



VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Entering Annan on the B721, at the first set of traffic lights turn right onto Bank Street and then right onto St Johns Road. Go straight ahead at the mini roundabout and follow this road as it becomes Elm Road and then take second left onto Scroggie Meadow. Number 26 is on a corner plot on the right.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





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