



50 Prestonfield Road, Annan, DG12 5HD

Offers over £112,000



This two bedroom semi detached bungalow is situated an established residential area of Annan.

This two bedroom semi detached property is situated an established residential area of Annan. Located in a quiet cul-de-sac with no passing traffic, this bungalow benefits from two spacious double bedrooms and ample off road parking with an easily maintained garden. Annan town centre is a short walk away which offers all necessary amenities including supermarkets, restaurants, primary and secondary schools and swimming pool.

### ACCOMMODATION

Entrance Porch, Sitting Room, Kitchen, 2 Double Bedrooms, Bathroom. Garden to the front and rear. Garage

### ENTRANCE PORCH (4'11" X 3'11" OR 1.5M X 1.2M)

Entered through UPVC door to the front with opaque glazed panel and side light. Ceiling light. Small cupboard housing fuse box and meters. Fitted carpet.

### HALL

Ceiling light. Access hatch to storage loft. Central heating radiator. Large shelved storage cupboard. Fitted carpet.

### SITTING ROOM (10'9" X 17'1" OR 3.2M X 5.2M)

Window to the front with curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Electric fire with stone surround and tiled hearth. Television point. Telephone point. Fitted carpet.





### KITCHEN (12'6" X 9'7" OR 3.8M X 2.9M)

Window to the rear with curtains. UPVC door to the side with opaque glazed panels. Ceiling strip light. Fitted base and wall units. Fridge freezer. Gas hob and electric oven with extractor fan over. Tumble dryer. Space and plumbing for washing machine. Stainless steel sink and drainer. Tiled splashback. Central heating radiator. Wood effect laminate flooring.



### BEDROOM 1 (13' X 10'9" OR 3.9M X 3.2M)

Window to the rear with curtains. Ceiling light. Telephone point. Fitted wardrobes with hanging rails and shelves. Fitted carpet.

### BEDROOM 2 (10' X 11'11" OR 3M X 3.6M)

Window to the front with curtains. Ceiling light. Central heating radiator. Telephone point. Fitted wardrobes with hanging rails and shelves. Fitted carpet.



### BATHROOM (6'5" X 6'6" OR 1.9M X 1.9M)

Opaque glazed window to the side with curtains. Spot lights. W.C. Wash basin. Bath with electric shower over and shower screen. Tiled splashback. Central heating radiator. Tile effect laminate flooring.

### GARAGE

Full light and power. Up and over door to the front. Window and door to the side.

### GARDEN

Paved front garden with established shrubs. Block paved driveway to the front leading to the Garage. Paved rear garden with area of herbaceous plants.



## NOTES

This property has an ample supply of power points, full double glazing and full gas central heating. All fixed floor coverings and window dressings are included in the sale. Home Report is available on [www.onesurvey.org](http://www.onesurvey.org) . EPC Band D. Council Tax Band C.

## ENTRY

By negotiation.

## VIEWINGS

Contact Braidwoods on (01387) 257272

## DIRECTIONS

Entering Annan from the Dumfries direction on the A721 turn left at the traffic lights onto Lady Street. Follow this road as it becomes North Street and then turn right onto Northfield Park. Turn right onto Prestonfield Road and then second left. Number 50 is on the left.

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.



# BRAIDWOODS

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