

Stevenson & Johnstone

solicitors and estate agents

9 RIVERSIDE GARDENS Brydekirk Annan



Well presented 3 bedroomed detached bungalow situated in a peaceful residential area of Brydekirk near Annan. The property benefits from oil fired central heating and full double glazing throughout. To the side is a large detached garage/workshop. To the rear is a Sun Room overlooking a good sized fully enclosed garden and patio area with storage sheds and a greenhouse. EPC = D.

Price Region £200,000.00

Features

Vestibule. Entrance Hall. Living Room. Dining Room. Sun Room. Kitchen. Utility Room. Shower Room. 3 Bedrooms (1 en-suite). Garden. Large Garage. Sheds. Greenhouse. Oil Fired Central Heating. Full Double Glazing.

Property Shop
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Vestibule:-

Upvc entrance door to vestibule. Cloak cupboard. Radiator.
Laminate flooring. Wood/glass panelled door to hallway.

Hallway:-

Radiator. Laminate flooring. Access to loft space. 2 double sockets.

Living Room: 14' 3" x 17' 7" (4.35 x 5.33)

Large window to front. Electric feature fire set in marble hearth and surround. Carpet to floor. Large double radiator. T.V. point.
Television socket.. 5 double sockets. French doors through to dining room.



Dining Room: 9' 8" x 12' 5" (2.95 x 3.80)

Carpet to floor. Radiator. 4 double sockets. Wood/glass panelled door to kitchen. French doors to Sun Room.



Sun Room: 10' 5" x 12' 4" (3.20 x 3.80)

Upvc windows all around. Sliding upvc door to garden. Laminate flooring. Radiator. 2 double sockets.



Kitchen: 11' 8" x 10' 7" (3.55 x 3.25)

Fitted floor and wall units. Linoleum to floor. One and half sink with drainer. Eyelevel microwave and oven. Ceramic hob.
Integrated dishwasher. Fridge/freezer. Cooker hood. Radiator.
Matching worktops and splash backs. 4 double sockets. 1 single socket. Cooker point. Window to rear garden. Wood/glass panelled door to utility room.

Utility Room: 5' 6" x 8' (1.65 x 2.45)

Fitted floor and wall units. Stainless steel sink and drainer. Washing machine. Worcester combi boiler. Part tiles to walls. Radiator.
Storage cupboard housing electrics and meter. Upvc door to rear garden.

Shower Room: 10' 7" x 6' 2" (3.20 x 1.90)

Wash hand basin in vanity unit with cupboards below and mirror with light and shaver point above. W.C. Tiles to both walls and floor. Extractor fan. Ladder style radiator. Walk-in double shower with mains shower system, sliding door and respotex to walls.
Window to rear.



Bedroom 1: 10' 6" x 11' 5" (3.20 x 3.50)

Window to rear. Carpet to floor. Radiator. Built-in wardrobe. 2 double sockets.

Bedroom 2: 10' 6" x 11' 7" (3.20 x 3.50)

Carpet to floor. Window to front. Built-in wardrobe. 2 double sockets. T.V. point. Door to en-suite shower room.



En-suite Shower Room:-

Corner shower cubicle with electric shower system. Linoleum to floor. Respotex to walls. Wash hand basin. W.C. Extractor fan. Window to side.

Bedroom 3: 8' 4" x 8' 2" (2.50 x 2.45)

Carpet to floor. Window to front. T.V. point. Built-in single wardrobe. Radiator.



Garage: 18' 7" x 13' 8" (5.60 x 4.15)

Large detached garage. Up and over door to front. Smaller door at side into rear garden. 1 double socket. Lights. Carpet to floor.

Front Garden:-

To the front is a gravelled garden with shrubs. Stone built dyke with driveways at either side.

Rear Garden:-

To the rear is a fully enclosed garden with double gates to garage and driveway at one side and a single gate to other driveway. The garden is mainly in gravel and patio. There is a banked area at the back planted with shrubs. There are various apple, pear and peach trees. There is also a greenhouse with grape vine. Wheel chair access to the house. Two timber sheds. Outdoor tap. Oil tank behind garage.



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General

Address:

9 RIVERSIDE GARDENS
Brydekirk
Annan
Dumfries & Galloway
DG12 5LH

Amenities:

Mains water, electricity and drainage. Oil fired central heating. Full double glazing.

Extras:

All blinds, light fittings, carpets and floor coverings throughout the property are included in the sale price together with the fridge/freezer, dishwasher, oven and hob in the kitchen and the washing machine in the utility room.

Council Tax:

Valuation Band E.

Entry:

By arrangement

Price:

£200,000.00

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.

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.

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