



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**2 NEWDYKE, STAPLETON ROAD,
ANNAN, DG12 6JR**



Well maintained mid terraced cottage in walk-in condition set close to local amenities.

Accommodation consists of: Open Plan Living Room and Dining Kitchen, 2 Bedrooms, Wet Room, Utility Room, Double Glazing, Gas Fired Central Heating, Driveway and Garden.

GUIDE PRICE £92,000

GENERAL

A Supermarket is just a short walk from the property with wider local amenities in the area including Primary and Secondary schooling, Doctors, Museum, Cinema and individual local shops.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Hallway

UPVC door with double glazed decorative panels to the entrance hallway with fitted carpet, cornicing, doors leading to the dining kitchen, bedroom 2 and shower room.

Open Plan Dining Kitchen and Living Room

Dining Kitchen

13' 4" X 11' 11"

Modern dining kitchen with a wide range of work tops, base units and wall cupboards. 1 1/2 Bowl single drainer sink unit. Tile effect vinyl flooring. Large Range cooker may be included in sale subject to separate negotiation. 10 x 13 amp power points. TV aerial point. Extractor fan. Plumbed for dishwasher. Central heating radiator. Carbon monoxide detector. Cornicing. An archway leads into the living room.



Living Room

11' 1" X 10' 2"

A feature of this room is the multi fuel stove on marble hearth. Double glazed patio doors with fitted vertical blinds. Fitted carpet. Telephone point. TV aerial point. 8 x 13 amp power points. Carbon monoxide detector. Cornicing.



Utility Room

7' X 6' 5"

Plumbed for washing machine. Tile effect vinyl flooring. Central heating radiator. Wall cupboards. Hatchway to the loft. 4 x 13 amp power points. Cornicing. Door to the bedroom 1.

Bedroom 1

15' X 8' 2" (At widest points)

Bright room with double glazed window with fitted vertical blinds. Two fitted double wardrobes with hanging and shelving space. TV aerial point. Fitted carpet. Central heating radiator. Telephone point. 8 x 13 amp power points. Cornicing.



Wet Room

10' 10" X 5' 9" (Approximately)

Modern wet room consisting of open shower area with laminate surround and mains shower, WC and wash hand basin inset in unit with cupboards below. Central heating radiator. Double glazed frosted glass window with fitted vertical blinds. Non slip flooring. Cornicing.



Bedroom 2

10' 7" X 6' 10"

Double glazed window with fitted vertical blinds. Central heating radiator. The TV may be included in sale subject to separate negotiation. Fitted carpet. Double glazed velux skylight window. 6 x 13 amp power points. TV aerial point.



Loft

19' 6" X 8' 3"

The loft has been fully bordered out with 6 x 13 amp power points, double glazed velux window and sunken ceiling lights. Coombed ceilings. Restricted headlight. Additional loft storage area.

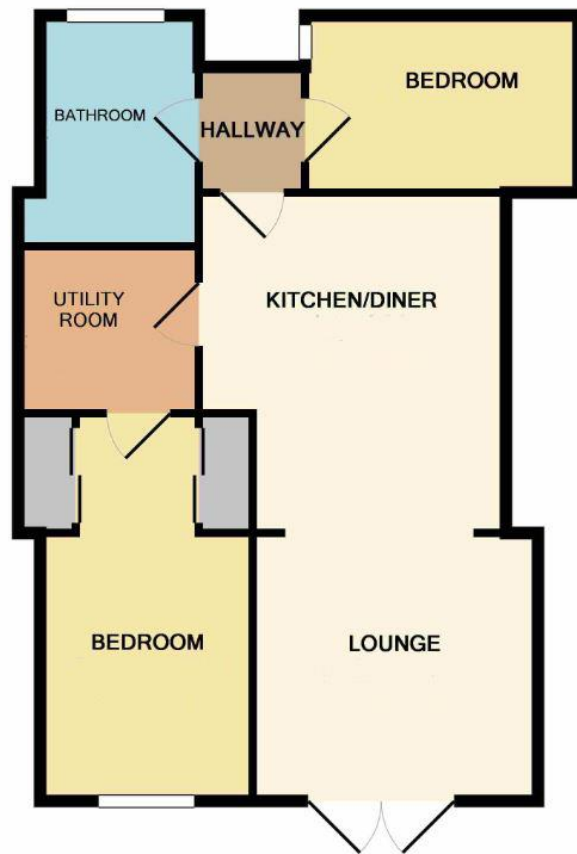
Outside

There is a blocked paved driveway leading to paved patio area. The front garden is principally laid in a mixture of red chips and paved patio. Selection of fruit trees. 3 garden sheds included in sale.

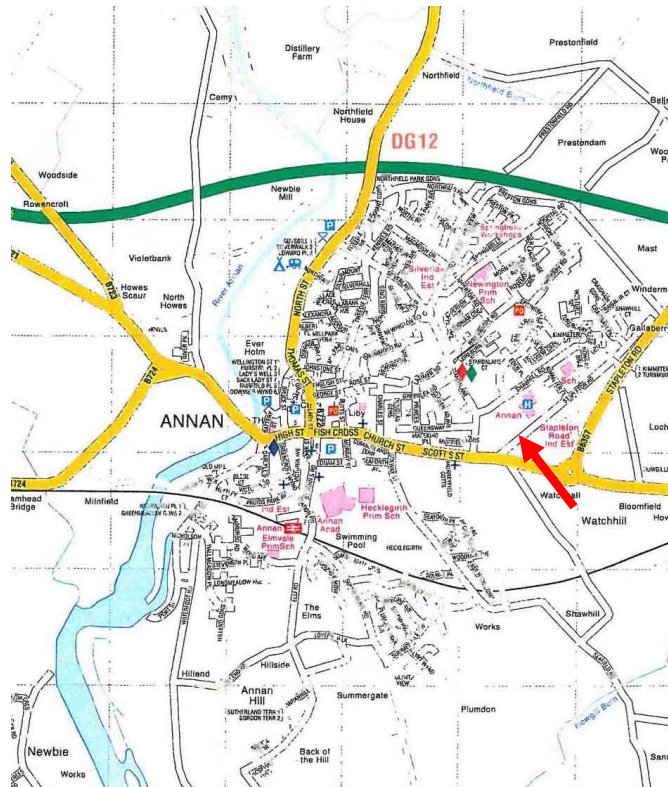


Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. 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.
4. Post Code DG12 6JR
Council Tax Band A
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



This plan is not to scale and is intended for general illustrative purposes only.



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