



**36 WINDERMERE ROAD, ANNAN, DG12 6GY**

**PRICE: OFFERS OVER £280,000**

**Primrose**

**&**

**Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

|              |               |          |             |               |          |
|--------------|---------------|----------|-------------|---------------|----------|
| Living Room  | 4.02m x 4.47m | (approx) | W.C.        | 1.00m x 1.76m | (approx) |
| Kitchen      | 3.18m x 6.15m | (approx) | Bedroom 2   | 2.97m x 3.66m | (approx) |
| Utility Room | 2.98m x 2.14m | (approx) | Bedroom 3   | 2.99m x 3.95m | (approx) |
| Sunroom      | 3.91m x 3.93m | (approx) | Shower Room | 2.67m x 2.96m | (approx) |
| Bedroom 1    | 4.62m x 3.45m | (approx) |             |               |          |
| Ensuite      | 2.21m x 1.50m | (approx) |             |               |          |

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

**EPC— B**

**Council Tax Band— F**

Home Report can be accessed via our website [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)





This modern, three bedroom bungalow is situated in a highly sought after residential area of Annan just a short drive from the A75. The town of Annan has a thriving community that offer 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. Benefitting from double glazing and gas central heating throughout, spacious rooms, off street parking and large enclosed garden to the rear. Viewings are highly recommended.

The accommodation comprises: large entrance hallway with walk-in storage cupboard; spacious living room with wall mounted electric fire; modern kitchen with both floor and wall cupboards, integrated dishwasher, electric oven and grill, gas hob; utility room with space and plumbing for washing machine and tumble drier as well as space for fridge freezer; sunroom with patio doors leading to the rear garden; Master bedroom with two double walk-in wardrobes ensuite shower room with W.C., washhand basin and corner shower; bedroom 2 is a double room with walk-in wardrobe; shower room with W.C., washhand basin and corner shower; bedroom 3 is a double room with walk-in wardrobes; the loft is partially floored and well insulated; the garden to the rear of the property is partially laid to lawn with a paved seating area.



#### **SERVICES**

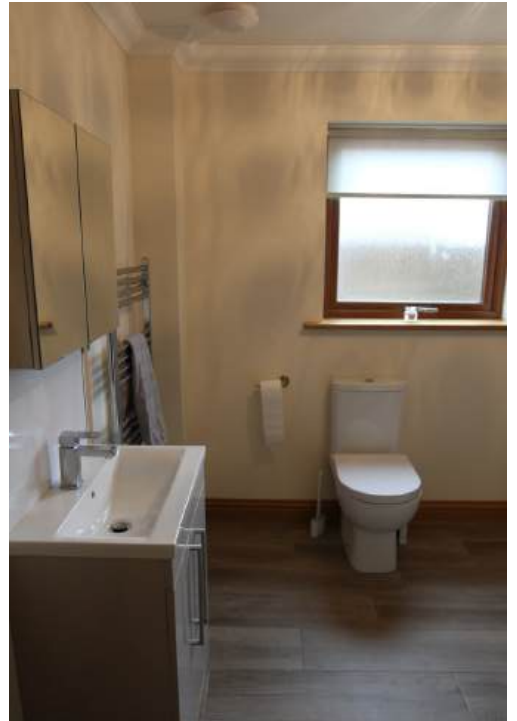
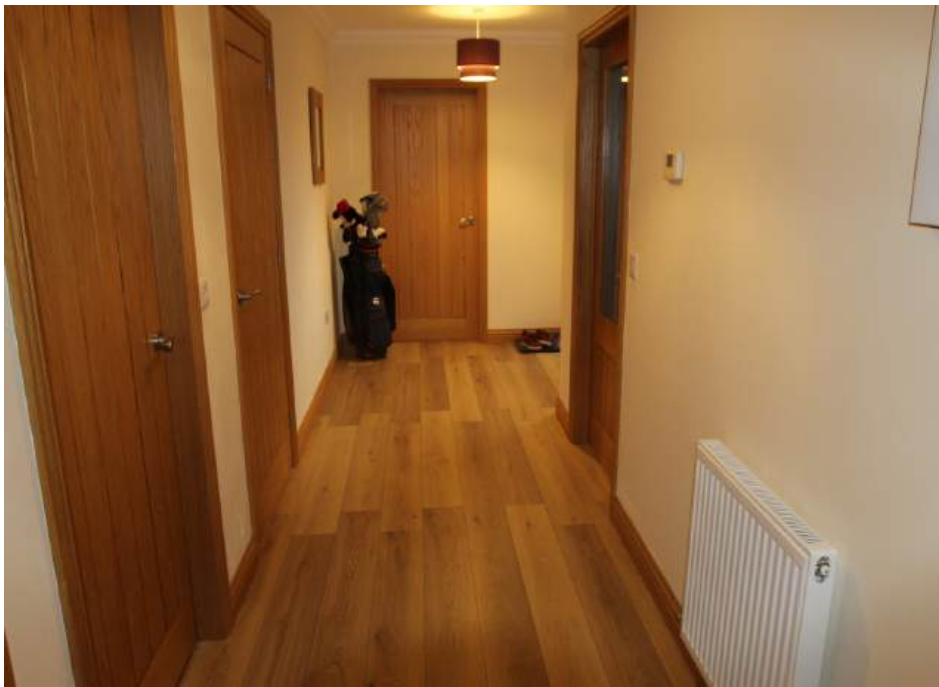
Mains water, gas, electricity and drainage.

#### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.









# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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