

Brazenall & Orr

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**STAPLETON VIEW, NORTH ROAD
LOWTHERTOWN, EASTRIGGS, ANNAN,
DG12 6TE**

REDUCED PRICE
OFFERS IN THE REGION OF £79,995
(Below Home Report Valuation)

EPC – D

STAPLETON VIEW, NORTH ROAD, LOWTHERTOWN, ANNAN, DG12 6TE

Charming, traditional, SEMI-DETACHED COTTAGE situated in the small village of Lowthertown. The property, which has recently been decorated internally and painted externally, has been well maintained and is presented in walk-in condition. The accommodation is deceptively spacious and comprises: Lounge, Dining Kitchen, Double Bedroom and Bathroom. The property benefits from double glazing and gas central heating and has an open outlook over the countryside to the front. Ideal property for a first time buyer with several items of furniture/white goods included in the sale. The property may also suit someone looking to downsize. Viewing is recommended.

Accommodation comprises:

Entrance

Central heating radiator. Laminate floor covering

Lounge

4.72m x 3.43m (15'6" x 11'3") or thereby. Windows to the front and rear. Fitted carpet. Electric fire set on marble hearth with wooden surround. Central heating radiator. Built-in storage cupboard housing central heating boiler.



Kitchen

3.81m x 3.68m (12'6" x 12'01") or thereby. Large double glazed window to the rear. Modern fitted kitchen comprising a range of base and wall units with work surfaces and tiles splash backs. Sink with single drainer and mixer tap. Plumbing for automatic washing machine. Electric cooker, fridge/freezer, dining table and chairs. Central heating radiator. Ceiling spotlight fitting.



Inner Lobby

1.45m x 1.30m (4'9" x 4'3") or thereby. Laminate floor covering. Access to loft space. Telephone point.

Double Bedroom

4.09m x 3.61m (13'05" x 11'10") or thereby. Double glazed window to the front. Fitted carpet. Double bed. Built-in double wardrobes. Central heating radiator. Ceiling light fitting.



Bathroom

2.24m x 1.47m (7'4" x 4'10") or thereby. Three piece white suite comprising bath with shower over, pedestal wash hand basin and WC. Patterned double glazed window to the rear. Central heating radiator. Ceiling light fitting. Laminate floor covering.



Outside

Small enclosed area to the front. External lights. Open views over countryside to the front. Enclosed rear garden with low maintenance, high quality, artificial grass, flower borders and outside tap. Large timber studio currently used as a gym.



Viewing	By contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries on 01387 255695.
Offers	Offers in the Region of £79,995 are invited.
Home Report	A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.
EPC	Energy Performance Rating = D
Note:	Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed.
Note:	<p>These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.</p> <p>Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents.</p> <p>A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.</p>