



**POLLOCK & MCLEAN**



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**28 PRESTON GARDENS,  
ANNAN, DG12 5GZ**



Well presented detached bungalow in walk in condition set in desirable, quiet Development on the edge of Annan.

Accommodation consists of: Living Room, Sun Lounge, Kitchen, 2 Bedrooms, Bathroom, Double Glazing, Electric Heating, Attached Garage, Garden.

**GUIDE PRICE £147,000**

## GENERAL

All carpets, curtains and blinds are included in sale.

The property has a low maintenance south facing back garden and off road parking for one car in addition to garage space. It is located in a traffic calmed area; on local bus route with good transport links via bus and rail locally. Close to local athletics, football and rugby club. Convenient for the Solway Coast, South West Scotland and Northern England via A75, M74 and M6, Annan benefits from local health centres, dentists and a Community Hospital.

Annan is a thriving farming community on main rail and bus route which has lots to offer. Local amenities include Primary and Secondary schooling, Doctors, Museum, Cinema, individual local shops as well as supermarkets. For the sports enthusiast there is Annan swimming pool, Newington leisure centre. Golfing and fishing opportunities can be found nearby.

## 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 frosted glass panel to the main hallway. Fitted carpet. Dimplex night store radiator. 2 x 13 amp power points. Hatchway with pull down ladder to the loft which is fully insulated and partially floored. Storage cupboard with hanging and shelving space and which also houses the meters. Wooden door with glazed panels to the living room.

### LIVING ROOM

15' 10" X 11' 11"

A feature of this room is the electric coal effect fire inset on marble hearth and surround. Double glazed windows to the front with fitted horizontal blinds. Dimplex night store radiator. TV aerial point. Two telephone point. 8 x 13 amp power points. Fitted carpet. Cornicing. Off the living room is the kitchen.



### KITCHEN

11' 11" X 7' 10"

Modern kitchen consisting of a wide range of work tops, base units and wall cupboards. Integrated fridge and freezer. Four burner electric hob with fan oven below and extractor fan above. 1 1/2 bowl single drainer sink unit. Washing machine included in sale. Double glazed window to the rear with fitted vertical blinds. 8 x 13 amp power points. Wood effect laminate flooring. Dimplex night storage radiator. Cornicing. Door to the Sun Lounge.



### SUN LOUNGE

9' 7" X 9' 7"

Bright room with double glazed windows on three sides with double glazed sliding door to the rear garden. Vertical blinds. 6 x 13 amp power points. Wood effect laminate flooring. Cornicing.



## **BEDROOM 1**

**15' X 8' 10"**

Measurements include the fitted double wardrobe with hanging and shelving space and sliding doors. Double glazed window to the rear with fitted vertical blinds. Dimplex heater. Fitted carpet. 6 x 13 amp power points. Cornicing.



## **BEDROOM 2**

**10' 7" X 8' 4"**

Measurements include the fitted double wardrobe with hanging and shelving space and sliding doors. Double glazed window to the front with fitted horizontal blinds. Dimplex heater. 6 x 13 amp power points. Fitted carpet. Cornicing.



## **SHOWER ROOM**

**10' 7" X 6' 1" (At Widest points)**

Large shower cubicle housing a Mira Zest electric shower unit with laminate surround. WC and wash hand basin. Fitted unit comprising drawers and cupboards. Mirrored bathroom cabinet. Dimplex night store radiator. Fitted carpet. Double glazed frosted glass window with fitted vertical blinds. Cornicing.



## **GARAGE**

**17' 7" X 9' 9"**

The garage has an electric up and over door. Rear pedestrian access via a UPVC door with double glazed frosted glass panel. Concrete floor. Water faucet. 2 x 13 amp power points. Hatchway with pull down ladder to the loft which is fully insulated and partially floored.



## **OUTSIDE**

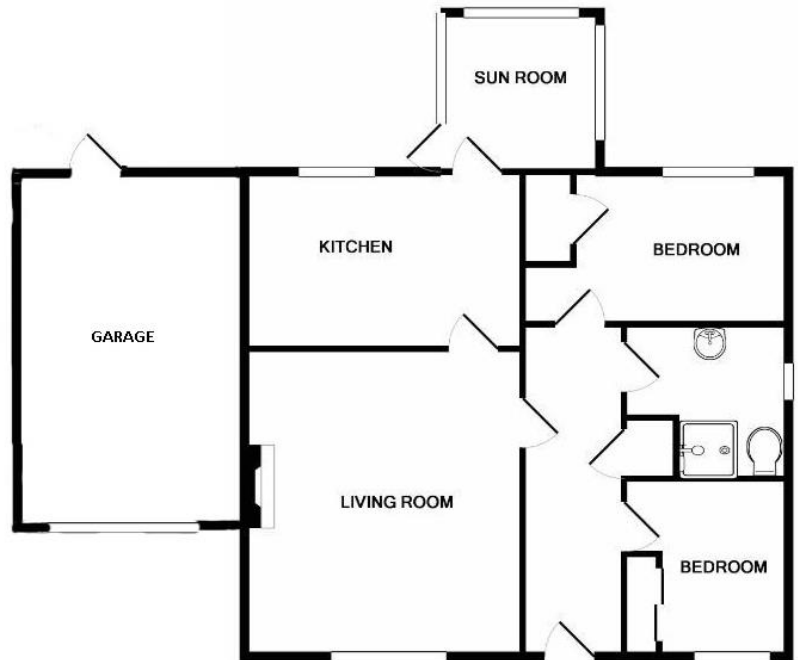
To the front of the property is a block paved driveway and path leading to the front door with the front garden laid out predominately in red chips. Outside light.

To the rear is a secluded garden with areas of paved patio and red chips. Outside light.

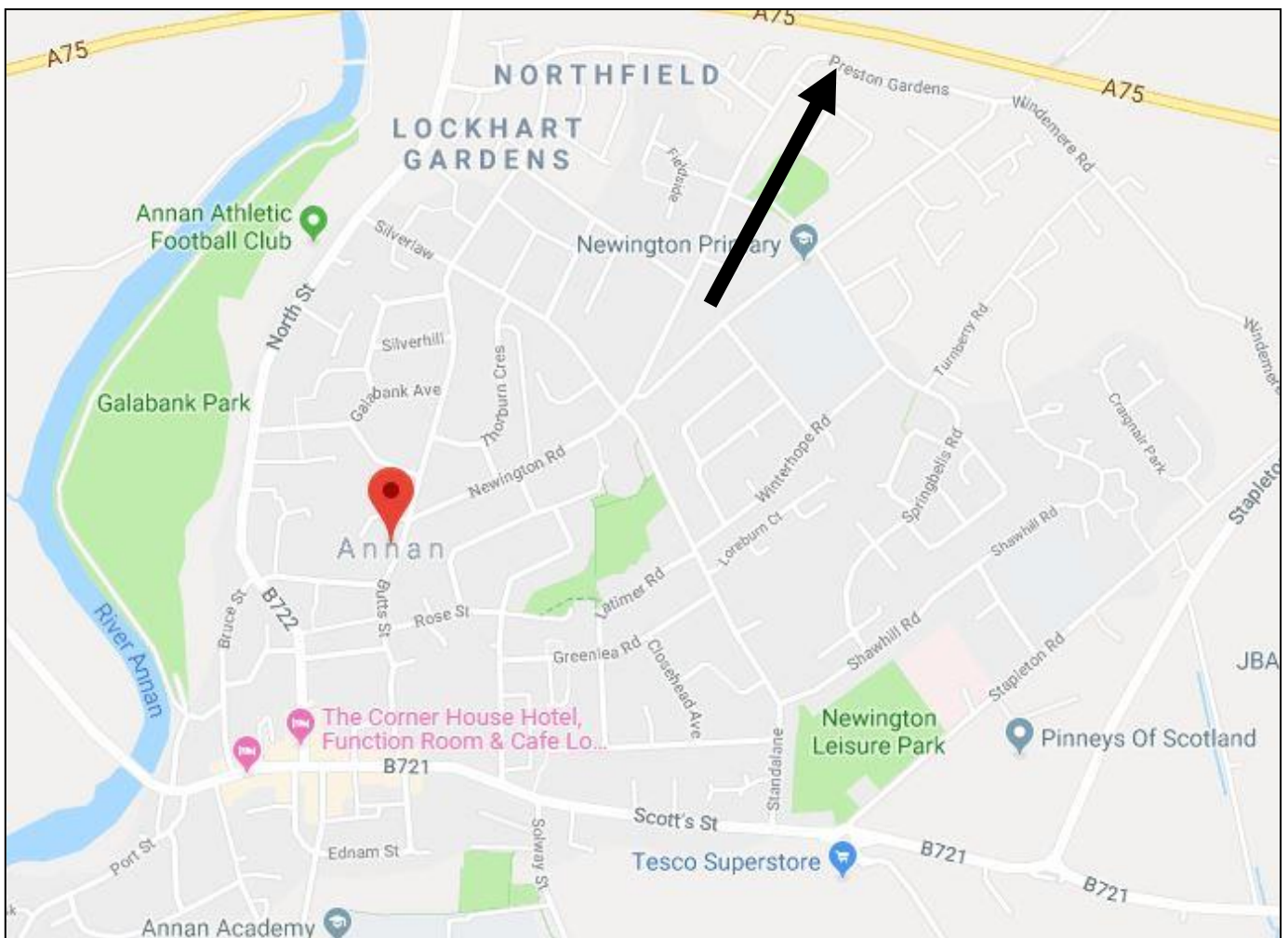


## Notes

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 5GZ  
Council Tax Band D  
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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