

HUNTERS®

HERE TO GET *you* THERE



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Bella Vista

Powfoot, Annan, DG12 5PH

Offers Over £150,000



Council Tax: C



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GROUND FLOOR:

VESTIBULE

Entrance door from the front, internal door to the hallway, and tiled flooring.

HALLWAY

Internal doors to the living room and dining room, and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, and a fireplace with open fire.

DINING ROOM

Double glazed window to the rear aspect, fireplace with inset MORSO multi-fuel stove, and an internal door to the kitchen.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, one and a half bowl sink with mixer tap, under-stairs cupboard, tiled flooring, double glazed window to the rear aspect, and an external door to the rear access road/garden. Within the under-stairs cupboard is plumbing for a washing machine, power and lighting.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, and a skylight window.

BEDROOM ONE

Double glazed window to the front aspect.

BEDROOM TWO

Double glazed window to the front aspect.

BEDROOM THREE

Double glazed window to the rear aspect, and built-in drawers/cupboards.

BATHROOM

Five piece suite comprising a WC, pedestal wash basin, bidet, bathtub, and shower enclosure with electric shower unit. Part-tiled walls, and an obscured double glazed window.

EXTERNAL:

Front Garden & Access:

To the front of the property is a small gravelled front garden which could accommodate a bench or small patio set. Running along the front of the Bella Vista terrace is a shared pedestrian pathway for the residents.

Rear Garden & Parking:

To the rear of the property, separated from the property by a shared vehicular access road, is an area of parking which allows off-road parking for one/two vehicles. Situated behind the parking area is an enclosed and fully-paved garden area.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - permanent.quiet.inch

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data,

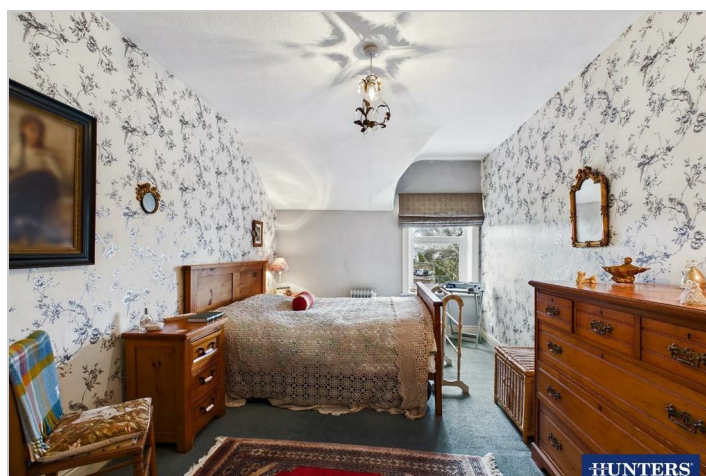
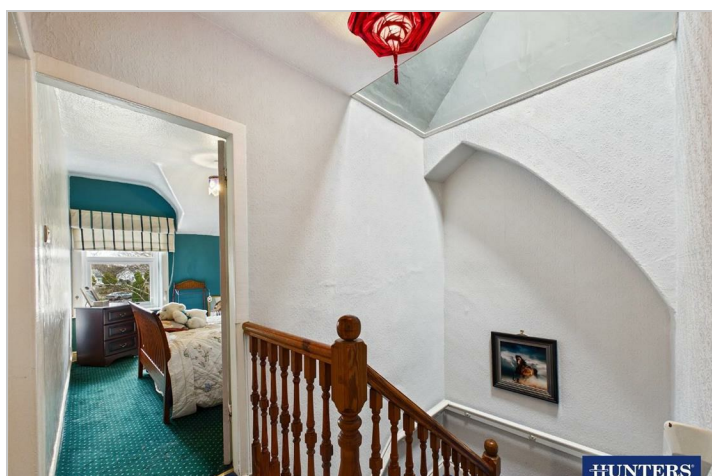
any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

AGENTS NOTE:

The property is Grade-B listed.



Road Map



Hybrid Map



Terrain Map



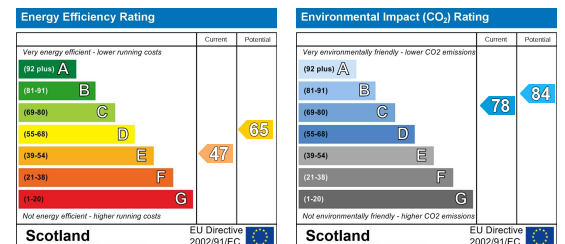
Floor Plan



Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.