

HUNTERS[®]

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Riverside Gardens

Brydekirk, DG12 5LH

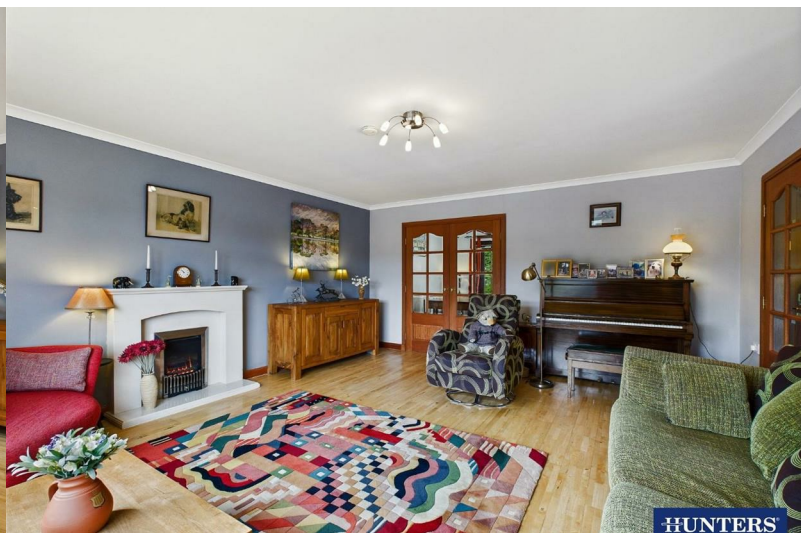
Offers Over £260,000



Council Tax: E



HUNTERS



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6 Riverside Gardens

Brydekirk, DG12 5LH

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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and a radiator.

HALLWAY

Internal doors to the living room, dining kitchen, three bedrooms and bathroom, radiator, loft-access point and two built-in cupboards. We have been advised the loft includes part-boarding.

LIVING ROOM

Double glazed window to the front aspect, radiator, double doors to the dining kitchen and a fireplace with a gas fire.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and display units with matching worksurfaces and upstands above. Integrated eye-level electric oven, gas hob, integrated fridge, extractor unit, washing machine, dishwasher, under-counter freezer, recessed spotlights, radiator, built-in cupboard housing the freestanding oil boiler, double glazed window to the rear aspect, double glazed patio doors to the rear garden and an external door to the rear garden.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator, fitted wardrobes and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower. Part-boarded and part-tiled walls, tiled

flooring, radiator, extractor fan and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, radiator and a built-in wardrobe/cupboard.

BATHROOM

Four piece suite comprising a combination WC and wash basin vanity unit, bathtub and shower enclosure with electric shower unit. Part-tiled walls, tiled flooring, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with a paved pathway from the driveway to the front door. The tarmac driveway extends the side of the property, allowing off-street parking for two/three vehicles, with access from the driveway into the garage and a side gate to the rear garden.

Rear Garden:

To the rear of the property is a private, established and nicely landscaped garden, benefitting a paved seating area, gravelled garden area, tiered mature borders, external cold water tap, external electricity sockets and pedestrian access door into the garage.

GARAGE

Electric sectional garage door, pedestrian access door, power and lighting.

Tel: 01387 245898

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter -mealtime.riper.scrolled

AML DISLCOSURE

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.



Road Map



Hybrid Map



Terrain Map



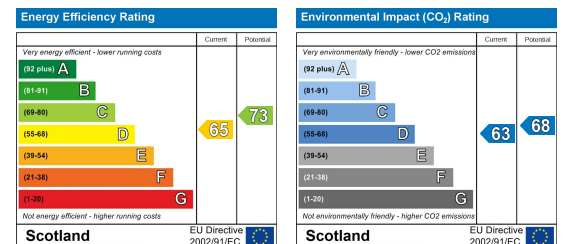
Floor Plan



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.