



## The Old Tannery, Scotby

- Ground floor apartment
- Two bedrooms, Master ensuite
- Move in condition
- Newly carpeted throughout
- Council tax band C
- Sought after Village location
- Open plan living kitchen
- Allocated parking
- No onward chain
- Energy rating D

**£117,500**

**HUNTERS®**  
HERE TO GET *you* THERE

# The Old Tannery, Scotby

## DESCRIPTION

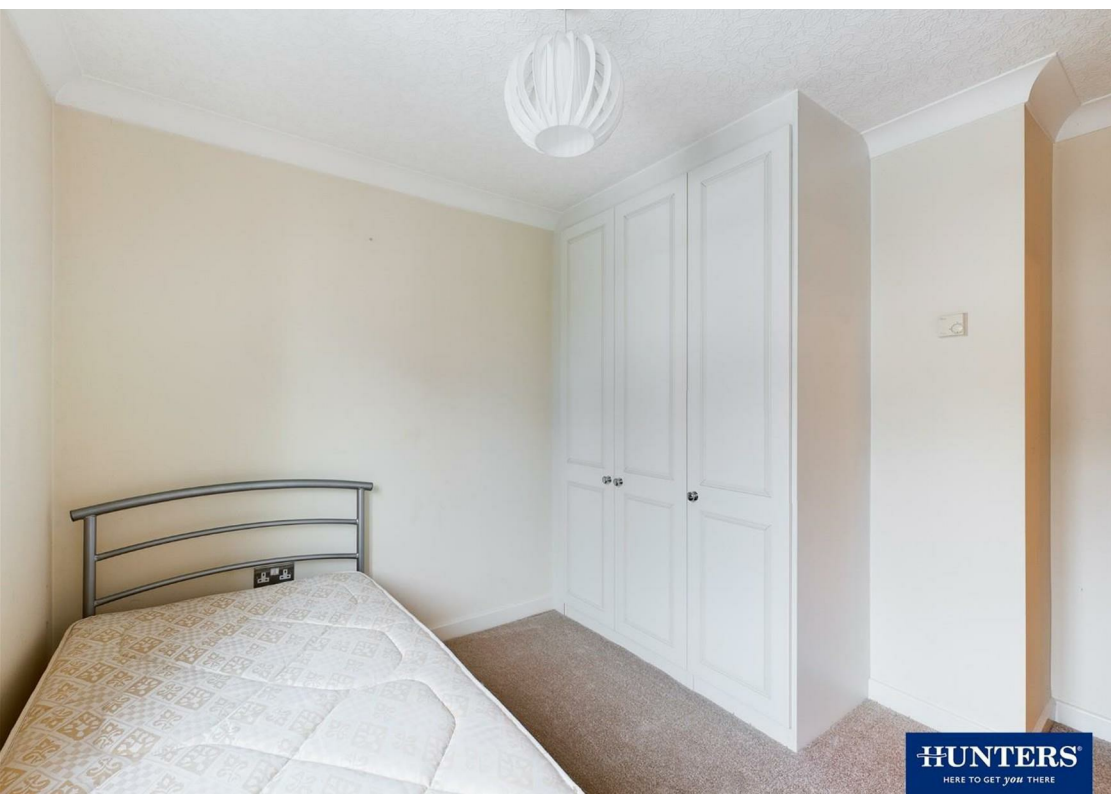
Offered to the market in a fantastic move-in condition, this two bedroom ground floor apartment is ideal for investment or easy living. Recently carpeted throughout, the property boasts a spacious open plan kitchen dining living room and two bedrooms, with master en-suite. Arrange your viewing today!

The ground floor accommodation, which has its own private "step free" entrance, double glazing throughout and electric ceiling heating, briefly comprises of: entrance hallway, open plan kitchen dining living room, master bedroom with en-suite shower room, second bedroom and bathroom. Externally the property has allocated parking at the front.

Located in the desirable village of Scotby, the property benefits fantastic access into Carlisle, which takes less than 15 minutes by car. Regular bus routes within walking distance along with the M6 motorway and A69 reachable within 5 minutes.







613.71 ft<sup>2</sup>57.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

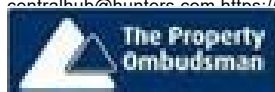
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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 contract. We have not tested any services or appliances (including central heating or 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.

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

6 Abbey Street, Carlisle, CA3 8TX  
Tel: 01228 584249 Email:  
[controlhub@hunters.com](mailto:controlhub@hunters.com) <https://www.hunters.com>



# HUNTERS®

HERE TO GET *you* THERE