



Old Mill Court, , Annan, DG12 6TT

- Immaculately presented first floor apartment
- Communal entrance for 3 apartments with telecom entry system
- Living Room, Dining Kitchen,
- Central Heating, Double Glazing,
- Viewing is highly recommended,
- Within ease of access of a wealth of local amenities
- 2 Double Bedrooms,
- Bathroom, Entrance Hallway,
- Parking,
- Energy Rating - C



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DESCRIPTION

****VERBAL OFFER ACCEPTED****

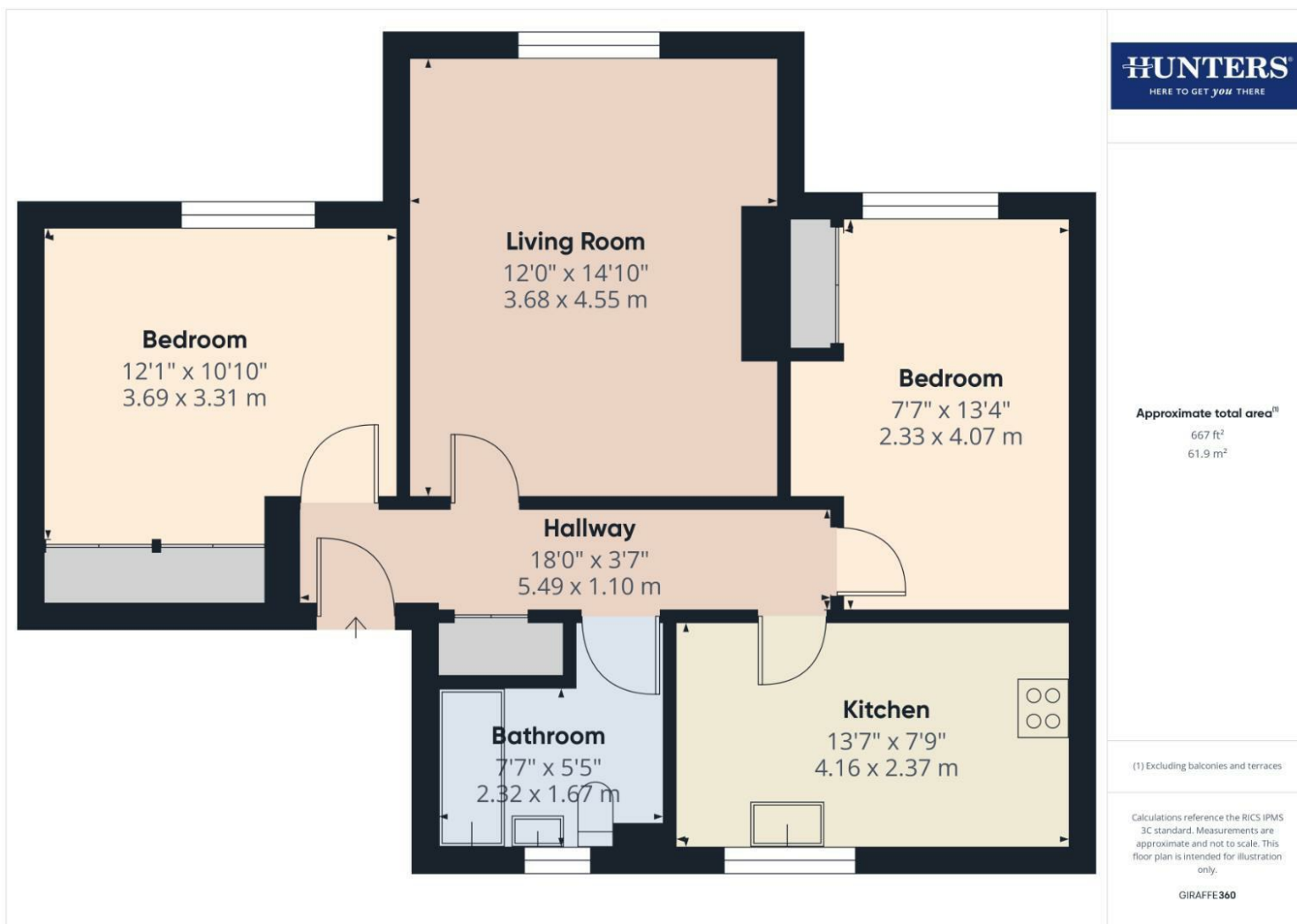
A beautifully situated two bedroom first floor apartment suitable for a range of buyers! Within ease of access of the beautiful river walks and the a wealth of local amenities. The apartment has been well maintained and lovingly cared for by the current owner. A viewing comes highly recommended to appreciate the property and location.

The apartment is access via secure telephone entry system with accommodation briefly comprises; communal entrance hall with staircase, private entrance hall, living room, fitted kitchen with appliances, 2 bedrooms and family bathroom. Externally, parking and gated a bin store. The property benefits from central heating and double glazing. EPC - C and Council Tax Band - C.

Conveniently situated close to Annan town centre, the property enjoys excellent access to a wealth of local amenities and transport connections. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.







Viewings

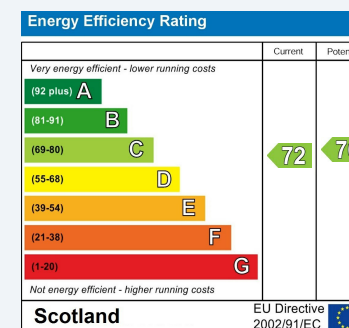
Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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 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.