



**Spacious and stylish first floor flat**

**Walking distance to town centre**

**Lovely, open plan kitchen and lounge**

**Two good size double bedrooms**

**For sale with no forward chain**

**Attractive harbour and shoreline just a stroll away**

**Stylish, modern shower room**

**Ideal first home or investment**

This stylish first floor flat offers a tremendous amount of space and fantastic value for money. Located within a popular area of town it would be ideal for a first-time buyer, couple and certain to catch the eye of a buy to let investor. The town centre is just a two minute walk away with its range of shops and amenities. Also within easy reach is the lovely shoreline and picturesque harbour where you can enjoy a coffee, pleasant stroll and views across the Solway Firth toward Scotland. Within the property there is a hall area which leads through to a secondary, L-shaped hallway which in turn provides access to the open plan lounge and kitchen, both bedrooms and also the bathroom. The open plan lounge and kitchen feel very spacious with the kitchen being modern and in great condition. Both bedrooms are of a generous size and the bathroom has plenty of style. To fully appreciate the space and value for money this property offers please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed by a solid wooden door and has space for a coat rack or shoe rack. A door leads through to a secondary hall.

### Secondary hallway

This L-shaped hallway features decorative coving and a radiator. Very stylish flooring and doors lead through to the open plan lounge and kitchen, both bedrooms and also the bathroom.

### Lounge and kitchen

The kitchen incorporates a range of modern, high gloss white wall and base units with a contrasting worktop with tiled up stands. There is a built-in electric oven with a separate electric hob and stainless steel/glass extractor canopy above. The kitchen also has a stainless steel sink 1.5 with drainer board and mixer tap. There is plumbing for a washing machine and plenty space for a fridge freezer. The lounge area has a continuation of the stylish flooring found in the kitchen and there is plenty of natural light via two sash windows. The room also has two ceiling lights one above the lounge and one above the kitchen. The spacious room has two radiators which provide plenty of warmth.

### Bedroom one

The tastefully decorated double bedroom with a radiator below a UPVC double glazed window that looks out onto the rear.

### Bedroom two

A second spacious bedroom with a two door built in cupboard, radiator and UPVC double glazed window.

### Bathroom

Designed as a stylish shower room there is a shower cubicle with twin sliding doors, the shower control set on a tiled surround. There is a WC and pedestal hand wash basin with mixer tap and tiled splashback. The room has a black heated towel rail, tiled flooring, extractor and UPVC double glazed frosted window.

### TENURE

We have been informed by the vendor the property is leasehold.

### LEASE/MAINTENANCE CHARGES

The property has a £750 maintenance charge, paid annually.

### COUNCIL TAX BAND A



## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



