



## Carlyles Place

Annan, DG12 6BQ

Offers Over £90,000



- No Onward Chain
- Located Close to Annan Town Centre
- Two Bedrooms (Main Bedroom with Built-In Wardrobes)
- Off-Road Parking, Garage & Gravelled Garden Area
- Ideal for First Time Buyers & Buy-To-Let Landlords
- Deceptively Spacious First Floor Apartment
- Bright Living Room plus Modern Kitchen with Exposed Brickwork Wall
- Three-Piece Bathroom
- Electric Heating & Double Glazing
- EPC - F

# Carlyles Place

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Ideal for first-time buyers and buy-to-let landlords, this deceptively spacious first-floor apartment is exceptionally well presented throughout and ideally situated close to Annan town centre. Internally, the property benefits from electric heating and double glazing, and offers a bright living room, a modern kitchen with a charming exposed-brick feature wall, two bedrooms, and a modern three-piece bathroom. Adding further to its appeal, the apartment also benefits from dedicated parking, a single garage, and a small gravelled garden area. An excellent opportunity for those looking to get onto the property ladder or invest, this is a home that is ready to move straight into. Contact Hunters Annan today to arrange your private viewing.

#### Utilities, Services & Ratings:

Electric Heating and Double Glazing Throughout.

EPC - F and Council Tax Band - B.

## FIRST FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, recessed spotlight, and tiled flooring.

### LIVING ROOM

Double glazed window to the front aspect, electric radiator, and an internal door with obscured-glazing to the hallway.

### HALLWAY

Internal doors to the kitchen, two bedrooms and bathroom, recessed spotlights, and a built-in cupboard with water tank internally.

### KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and larder units with worksurfaces and tiled splashbacks above. Space for an electric oven, extractor unit, space with plumbing for a washing machine, space for a fridge freezer, one bowl sink with mixer tap, tiled flooring, electric radiator, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the rear aspect, electric radiator, and two built-in wardrobes with double doors.

### BEDROOM TWO

Double glazed window to the rear aspect, and an electric radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a bath with electric shower over. Part-boarded walls, electric towel radiator, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Situated to the front of the building is a communal courtyard/parking area with private single garage, alongside a small gravelled garden area. Access to the apartment is via a stone staircase at the front of the building.

## WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - devoured.graphic.spreads

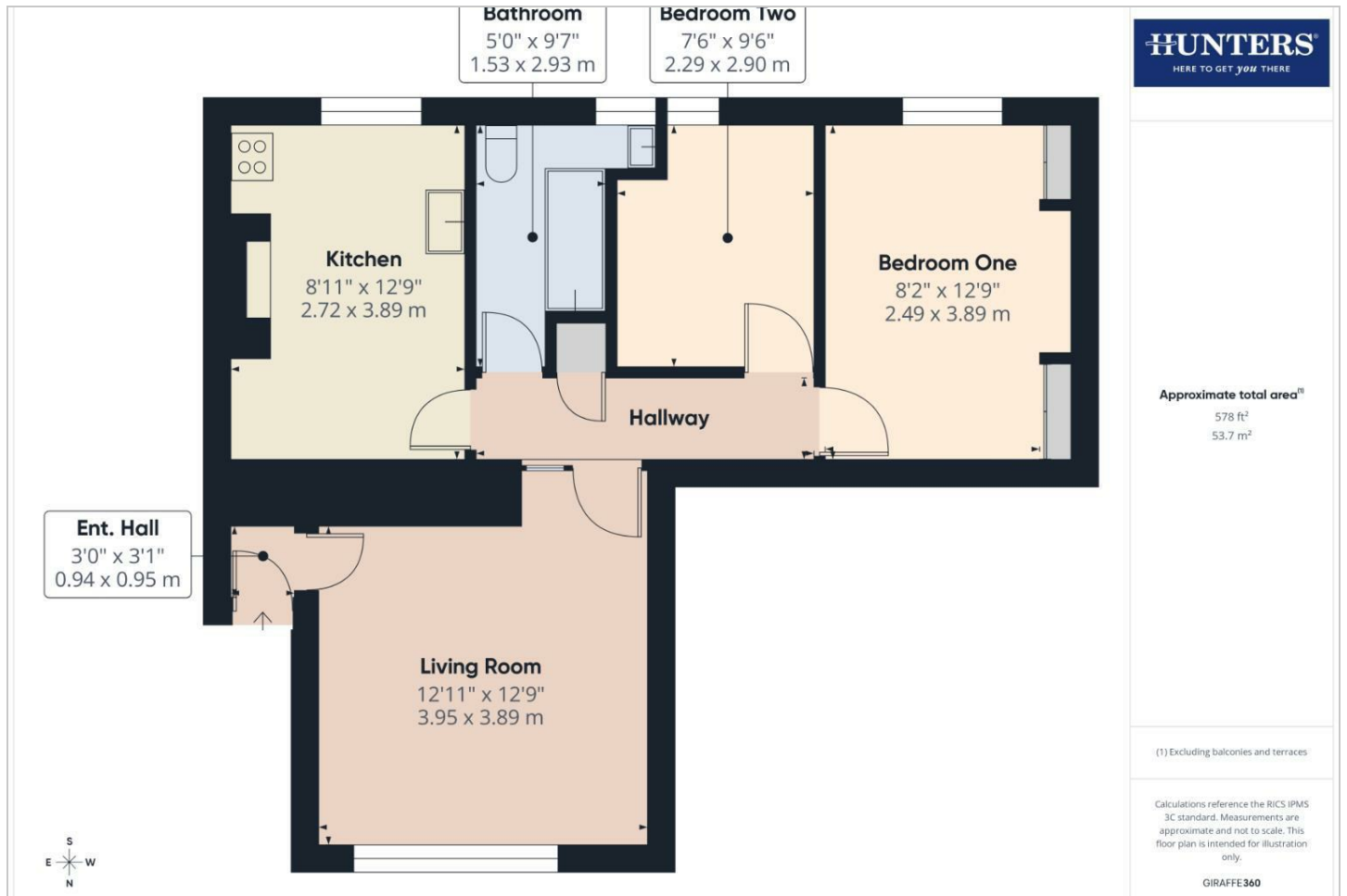
## AML DISCLOSURE:

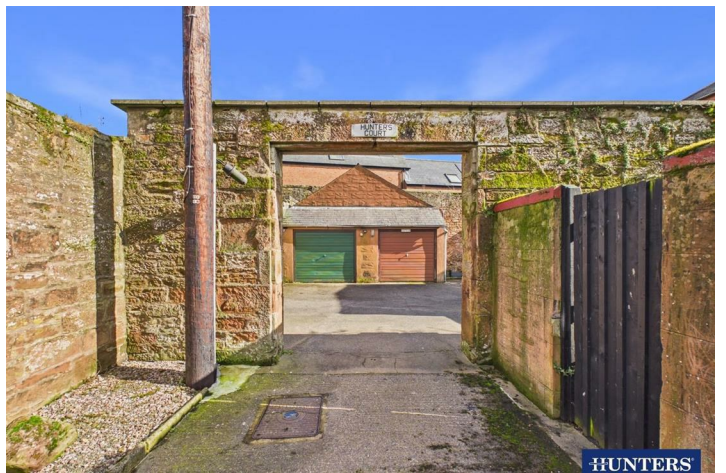
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

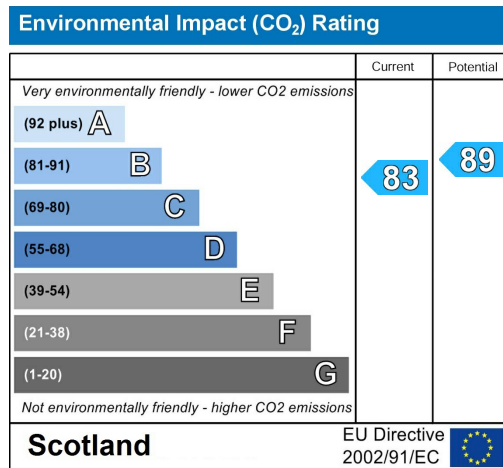
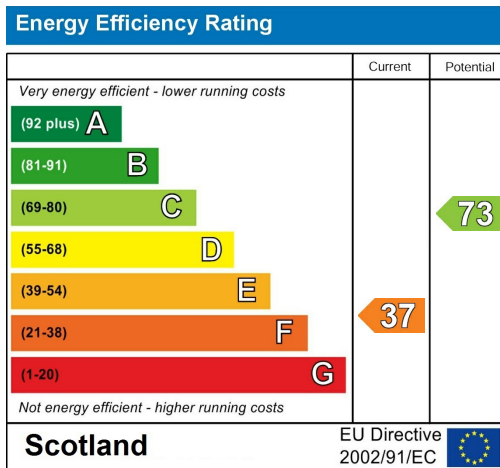
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

# Floorplan





## Energy Efficiency Graph



## 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.

Road Map



Hybrid Map





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.

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