

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



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## Kimmeter Square

Annan, DG12 6JD

Offers Over £100,000



Council Tax: C



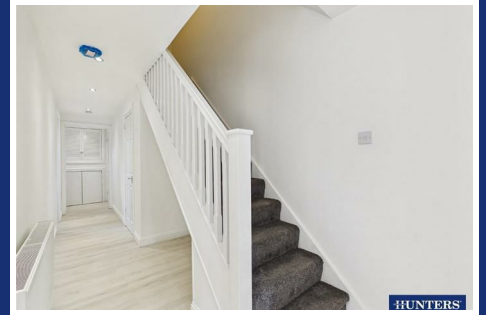
HUNTERS

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# 16 Kimmeter Square

Annan, DG12 6JD

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## GROUND FLOOR:

### HALLWAY

Entrance door from the front, external door to the rear garden, internal doors to the kitchen, living room and WC/Cloakroom, stairs to the first floor landing with under-stairs storage space, two built-in cupboards, fitted cupboard with double doors and wall-mounted gas boiler internally, radiator, and recessed spotlights.

### KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, integrated microwave, integrated dishwasher, integrated wine fridge, one bowl stainless steel sink with mixer tap, radiator, recessed spotlights, and a double glazed window to the front aspect.

### LIVING ROOM

Double glazed window to the rear aspect, and a radiator.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash basin. Tiled splashbacks, radiator, loft-access point, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, and a built-in cupboard.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a built-in wardrobe/cupboard with double doors.

## BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

## BATHROOM

Modern three piece suite comprising a WC, pedestal wash basin, and a bath with mains shower over. Part-tiled walls, chrome towel radiator, and a double glazed Velux window.

## EXTERNAL:

To the rear of the property is a low-maintenance gravelled garden, with access opening to the rear pathway. To the front of the property is a small paved area to accommodate the bins, along with communal pathways and a communal car park.

## WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](#) and enter - calculate.gobbles.cabin

## 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,

Tel: 01387 245898

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



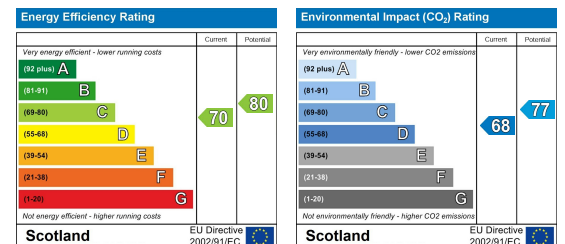
## Floor Plan



## 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.