



16 George Steet, Annan, DG12 5AP

Guide Price £85,000

A Deceptively Spacious First & Second Floor Maisonette | Modernised To A Good Standard & Ready To Move Into | Entrance Hallway | Lounge | Fitted Kitchen | Stairs & Landing | 3 Bedrooms | Bathroom | Shared Rear Drying Green | EPC C

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ACCOMMODATION

ENTRANCE HALLWAY

Entered through a part glazed U.P.V.C front door. Intercom. Two chrome inset ceiling spotlights. Smoke alarm. Wood effect vinyl flooring. Radiator with thermostatic valve. Glazed door through to the lounge and further doors off to a fitted kitchen and bathroom.

LOUNGE

(5.60m X 3.30m)

A bright room with a double-glazed window to the front elevation with roman blinds and curtains. Double glazed patio doors leading out on to a tiled balcony with vertical blinds and curtains. Electric coal effect fire set within a modern surround. Television point. Fitted carpet. Radiator with thermostatic valve.

FITTED KITCHEN

(3.42m x 2.52m)

Generous supply of modern wall and base units incorporating a stainless-steel single drainer sink unit with chrome pull out mixer tap. One of the units conceals the Baxi central heating combi-boiler. Six inset ceiling spotlights. Built-in gas 4 ring hob, fan-assisted over grill and chrome chimney hood extractor with glass splashback underneath. Plumbed for washing machine and dishwasher. Space for fridge/freezer. High level concealed electricity meter and consumer unit. Double glazed window to the rear elevation with roller blind. Wood effect vinyl flooring. Radiator with thermostatic valve.

BATHROOM

White wash-hand basin with chrome single lever mixer taps and storage unit below. Bath with chrome mixer taps and Bristan shower with shower rail and shower curtain attached. P.V.C tongue and groove panelled ceiling with four chrome inset ceiling spotlights. Obscured double glazed window to the rear elevation. Roller blind. Extractor fan. Useful shelved storage area. Nonslip vinyl flooring. Chrome heated towel rail.

STAIRS AND LANDING

Handrails to one side. Double glazed window to the rear elevation with roman blind. Shelved display alcove. Hatch with ladder attached to an insulated attic space. Smoke alarm. Fitted carpet. Doors leading to three good sized bedrooms.

BEDROOM 1

(4.67m x 3.38m)

Bright room with a double-glazed window to the front elevation. Curtains. Built-in wardrobe with rail and shelf. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2

(3.64m x 3.40m)

Double-glazed window to the front elevation.. Built-in wardrobe with rail and shelf. Telephone point. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 3

(4.00m x 2.30m)

Double-glazed window to the rear elevation. Vertical blinds. Fitted carpet. Radiator with thermostatic valve. Door through to cloakroom with W.C.

CLOAKROOM

White dual flush W.C. Corner wash-hand basin with chrome single lever mixer taps. Inset ceiling spotlight. Extractor fan. Chrome accessories. Respatex wall boarding. Nonslip vinyl flooring.

OUTSIDE

There is a shared access pathway, close and stairwell. Shared drying area to the rear. Useful built-in storage cupboard next to the front door. Large ground floor storage cupboards.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

NOTES

The details have been carefully prepared for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

SERVICES

Mains water, electricity, gas and drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

EPC Rating = C

Council Tax Band "A"

360 Virtual Tour Link : <https://www.madesnappy.co.uk/tour/1g14f3g31b1a>

