

HUNTERS®

HERE TO GET *you* THERE



Scotts Street

Annan, DG12 6JH

Asking Price £80,000



Council Tax: A



53 Scotts Street

Annan, DG12 6JH

Asking Price £80,000



ENTRANCE HALL

Entrance door from the front with internal door to the living room. Tiled flooring.

LIVING ROOM

Double glazed window to the front aspect, radiator, gas fireplace and internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall and tall storage units with worksurfaces above. Integrated eye-level electric oven and grill, electric hob, extractor unit, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, double glazed windows to the rear and side aspects, stairs to the first floor with under-stairs cupboard and internal door to the rear hall.

REAR HALL

External door to the rear garden and internal door to the shower room.

SHOWER ROOM

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting a mains shower. Part boarded walls, extractor fan, radiator and obscured double glazed window.

LANDING

Stairs up from the ground floor kitchen with internal door to the bedroom. Storage cupboard.

BEDROOM

Double bedroom complete with double glazed window to the rear aspect and radiator.

EXTERNAL

To the rear elevation is a low-maintenance garden with outbuilding. Shared access pathway to the side elevation from the front.

WHAT3WORDS

For the location of this property please visit the **What 3 Words App** and enter - [marked.legs.constants](https://www.what3words.com/legsmarked)

Further Information

We would like to advise prospective buyer there is a Right In Common with the proprietors of 51 Scotts Street to (a) the common yard to the rear of 51 and 53 Scotts Street and (b) the said common lane subject to the rights of others entitled to use the said lane for access. For further information please contact your solicitor.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.



Road Map



Hybrid Map



Terrain Map



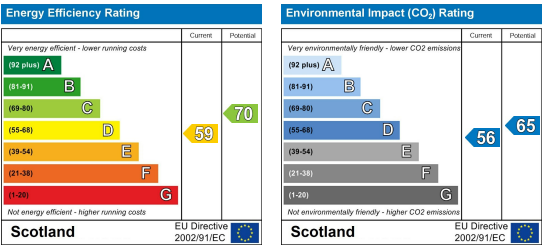
Floor Plan



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.