Annan
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33 George Street

Annan, DG12 5AW

BELOW HR VALUATION OIRO £70k

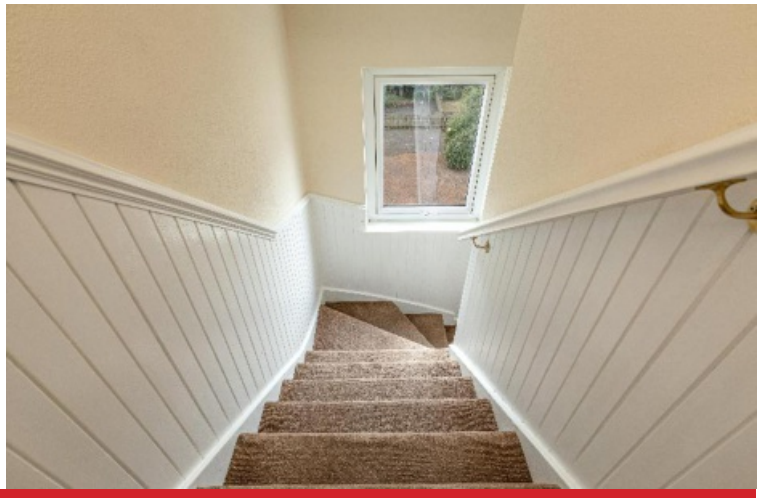


This property is below HR valuation and is a great deal as it is a centrally located flat which has excellent sized accommodation, has been freshly decorated throughout and has been well maintained. The property is walking distance from shops, local businesses, schools and leisure facilities. Bus and train stations give access to further afield commuting for colleges, universities and larger facilities. This property would be ideal for first time buyers or investors.









33 George Street

Annan, DG12 5AW

BELOW HR VALUATION OIRO £70k

Features
First floor flat with spacious accommodation
Central town centre location
Freshly decorated throughout
Gas central heating
Communal garden/drying area
Good commuter links

Accommodation
Comprises:-

First floor - large living room/diner and breakfasting kitchen, bathroom and storage.

Second floor - three double bedrooms.

Two private storage cupboards in communal hallway. One on ground floor and one on first floor.

Situation
ANNAN

Annan is a town on the north shore of the Solway Firth and is just eight miles from the English border. Annan lies on the east side of the River Annan and gives access to the Annan harbour. Annan enjoys easy access to major road links both north and south. The Royal Burgh of Annan has a bustling high street with a good range of locally run shops, supermarkets and several cafes and restaurants. It has a selection of leisure facilities and has both primary and secondary schooling. Annan station has commuter links between Carlisle, Dumfries and Glasgow.

GRETNA

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretna Green is famous for tying the knot and caters for thousands of eloping couples every year. It is an ever growing tourist spot with the historic Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretna Gateway). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including pharmacy line Central Avenue and the railway station is a short walk from the town.

DUMFRIES

This bustling town of Dumfries is set along the banks of the River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay, leisure facilities and commuter links making it a favourite of visitors to this part of Scotland.

You are not far at all from coastal villages and sandy beaches. If you are a lover of the outdoors there is plenty to do on your doorstep.

Factoring
Wheatley Homes South.
26/27 management fee £192.85 and power supplies £17.30. Vendor pays quarterly approx £50.

Fixtures and Fittings
All floor coverings and light fittings.

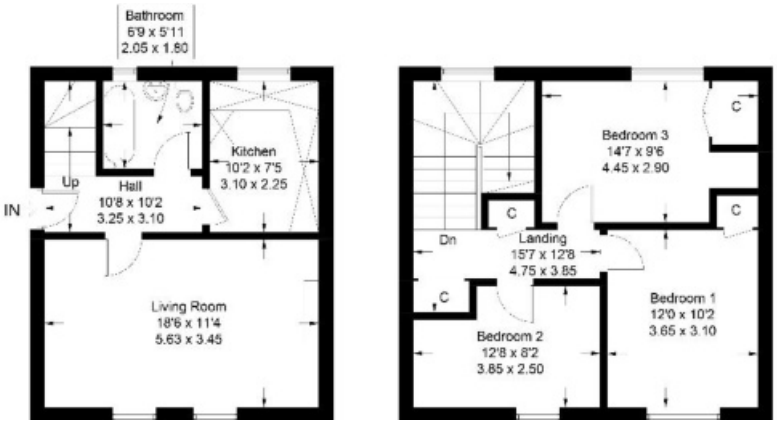
Services
Mains gas, electricity, water and drainage.

Central heating is provided by a gas-fired Worcester Greenstar boiler, which is located in one of the bedrooms and serves wall mounted radiators throughout the property. The heating would appear to be controlled by a central programmer/thermostat. Individual thermostatic valves have not been fitted to radiators.

Domestic hot water is provided by the central heating boiler, on demand. As the boiler is of a combi design, no additional water storage tanks are required in the property.

EPC
D

Council Tax
A



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