



17 Murray Street, Annan, DG12 6EG

Guide Price £85,000

An Attractive Corner-Terraced, Two Storey House Situated Near The Town Centre |
Ready To Move Into | Freshly Decorated | Newly Fitted Carpets | | Entrance Hall |
Lounge/Diner | Fitted Galley Kitchen | Stairs & Landing | 2 Bedrooms | Shower Room |
Communal Rear Garden | EPC D

100 High St, Annan
Dumfriesshire DG12 6EH
LARN 1807012

t: 01461 203418
e: office@hands.co.uk
www.hands.co.uk

ACCOMMODATION

ENTRANCE HALL

Entered through a part glazed U.P.V.C door with glazed panel above. Coving. Smoke alarm. Electricity meter and consumer unit. Tiled floor. Radiator with thermostatic valve. Glazed door through the lounge/diner.

LOUNGE/DINER

(4.46m x 3.55m)

Generously proportioned bright room with double glazed window to the front elevation. Coving. Television point. Telephone point. Understairs storage area. Obscured double glazed window to the rear elevation. Fitted carpet. Radiator with thermostatic valve. Open recess and two steps down into the fitted galley kitchen.

FITTED GALLEY KITCHEN

(2.60m x 1.80m)

Modern wall and base units incorporating a single drainer sink unit with Built-in electric hob, fan-assisted oven and chrome cooker extractor fan above. Ample worksurface areas with matching upstands. Plumbed for washing machine. Space for under counter fridge. Worcester 24i Junior combi-boiler. Double glazed window to the rear elevation. Carbon monoxide alarm. Heat alarm. Tiled floor. Part glazed U.P.V.C rear door.

STAIRS AND LANDING

Handrail to one side. Smoke alarm. Hatch to insulated roof void. Fitted carpet. Doors off to two bedrooms. Further door and two steps down in to the shower room.

BEDROOM 1

(4.71m x 2.50m)

Two double glazed windows to the front elevation. Coving. Built-in storage cupboard with rail. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2

(2.57m x 2.91m)

Double glazed window to the side elevation. Coving. Fitted carpet. Radiator with thermostatic valve.

SHOWER ROOM

(2.24m x 1.96m)

Obscured double glazed window to the side elevation. White wash-hand basin and W.C. Wall boarded waterproof shower enclosure with Mira Excel shower. W.C. Coving. Extractor fan. Tiled floor. Radiator with thermostatic valve.

OUTSIDE

The front door leads directly on to a public footpath. A shared tarmac footpath leads to the rear of the property and to a communal garden, which is mostly laid to grass. Common areas are believed to be shared with five neighbouring properties.

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 - D

Council Tax Band “B”

360 Virtual Tour Link : <https://www.madesnappy.co.uk/tour/1g14f3g2f832>

