



ADDRESS:-

FLAT 2 73-75 HIGH STREET, ANNAN

SUMMARY:-

One of the last remaining two flats in stunning renovation of a listed building to make this prestigious and high standard flat which is one of four that have been developed. The building has been sympathetically restored maintaining many original features but with a contemporary twist to make stylish accommodation.

ACCOMMODATION:-

Comprises Living Room, Kitchen, Two Bedrooms and Bathroom.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

£74,500.

Flat 2 73-75 High Street, Annan

Listed building that has been restored sympathetically into four generous sized, contemporary and high specification flats. The original Roman Doric Portico entrance leads into a stunning and inviting communal foyer with inner door leading to feature staircase. Steps to lower level with fuse boxes, electric meters and door to rear. Original staircase with cast iron balisters and wooden handrail leads the upper floors with first and second floor landings.

GENERAL

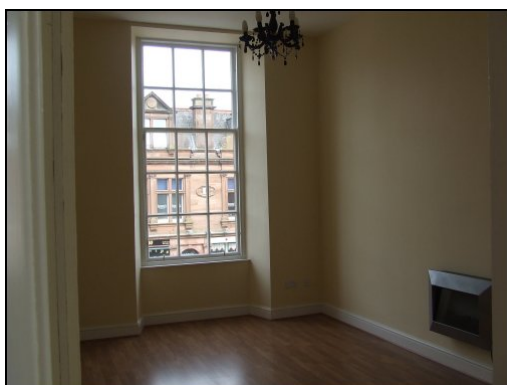
The flats have been completely rewired with separate meters in supply cupboard on ground floor. The building has door entry system and central fire alarm system protects the communal stairwell areas with break glass panels on all floors. Emergency maintained lighting has also been installed in central stairwell.

ACCOMMODATION

Front door with interior thumb locks leads into hallway with laminate flooring, smoke alarm, meter cupboard, Dimplex electric heater, one double and one single electric sockets, Case and sash window with wide display sill and entry system Built in cupboard/wardrobe and doors to Lounge, Two Bedrooms, Bathroom and Kitchen.

LIVING ROOM

17'9" x 11'2"
(5.45m x 3.41m)

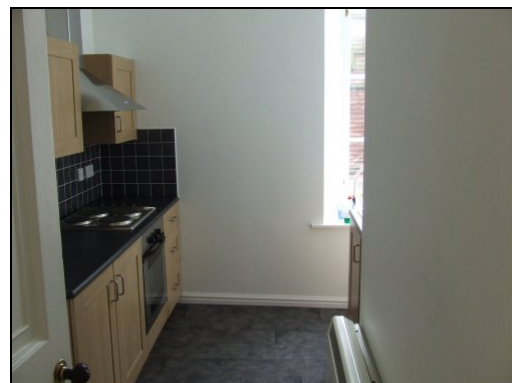


Case and sash window with outlook over Town Centre. Wall mounted electric fire. Dimplex electric storage heater. TV aerial socket and three

double electric sockets. Laminate flooring. Chandelier light fitting.

KITCHEN

12'4" x 7'9"
(3.77m x 2.40m)



Modern kitchen with wood fronted wall and floor units. Tiled between. Stainless steel sink with single drainer. Integrated Indesit electric hob and oven. Stainless steel chimney extractor. Case and sash window with wide display sill. Plumbed for automatic washing machine. Dimplex electric heater. Two double and one single electric sockets and hidden sockets for appliances. Heating controls. Built in cupboard which houses the hot water tank. Expelair. Modern light fitting. Vinyl flooring.

BACK BEDROOM

12'7" x 7'2"
(3.87m x 2.19m)

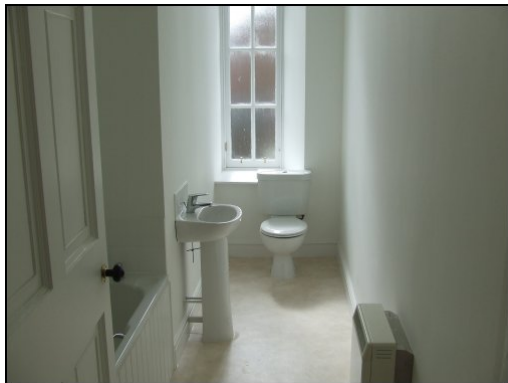
Case and sash window with wide display sill. Four double electric sockets. Dimplex electric heater.

FRONT BEDROOM

13'5" x 7'8"
(4.11m x 2.37m)

Case and sash window with outlook over Town Centre. Three double electric sockets. Dimplex electric heater.

BATHROOM



White bathroom suite comprising WC, wash hand basin with tiled splashback and bath with tiled splashback. Case and sash frosted window with wide display sill. Dimplex electric heater. Vinyl flooring.

NOTES:-

1. COUNCIL TAX BAND-To be assessed
2. DATE OF ENTRY-By arrangement.
3. VIEWING-By arrangement with Selling Agents

4. HEATING-Dimplex Electric Heaters
5. SERVICES-Mains Electricity, Water and Drainage.
6. ITEMS INCLUDED-As seen
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7. Fax. 01461 205995. E-mail. mlandk@mlandk.co.uk. Web. www.mlandk.co.uk. Although believed to be correct they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an Offer.