



ADDRESS:-

8 ALBERT PLACE, ANNAN, DG12 5DH

SUMMARY:-

Two bedroom terraced property in good area of Annan close to the Town Centre and River Annan. The property is in need of up-grading and modernisation but has the potential to be a lovely home.

ACCOMMODATION:

Comprises Living Room, Dining Room, Kitchen, Two Bedrooms, Box Room, Bathroom and Garden to rear of the property.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS IN THE REGION OF £65,000

8 Albert Place, Annan

Hardwood door with glass panel leading into **Entrance Vestibule** with meter cupboard and cupboard housing heating controls. Inner glass panelled door leading to **Hallway**.

HALLWAY

Central heating radiator. Built in cloak cupboard. Central heating thermostat. Door to Living Room, Dining Room and stairs to upper floor accommodation.

LIVING ROOM

11'9" x 11'2"
(3.62m x 3.41m)

Hardwood window to front with display sill. Tiled fireplace with built in surround and storage areas. Central heating radiator. Two single electric sockets. Wall recess with display shelving. Cornicing and ceiling rose.

DINING ROOM

9'7" x 13'4"
(2.95m x 4.08m)

Hardwood window to rear. Fireplace with wooden hearth and surround and built in storage units. Two single electric sockets. Central heating radiator. Door to understairs storage cupboard. Door to **Kitchen**.

KITCHEN

8'10" x 7'1"
(3.30m x 2.16m)

Wall and floor units with worksurface area. Stainless steel sink with single drainer. Hardwood window. Plumbed for automatic washing machine. Cooker

socket. One single and one double electric sockets. Tiled floor. Strip light. Hardwood door with glass panels leading to rear.

UPSTAIRS

HALF LANDING

Electric socket and skylight window. Step leading to **Bathroom**.

BATHROOM

Bath with overbath shower. WC and wash hand basin. Hatch to roof space. Electric wall heater and central heating radiator.

LANDING

Built in storage cupboards with top cupboards. Hatch to roof space. Doors to Two Bedrooms and Box Room.

BACK BEDROOM

11'1" x 10'1"
(3.38m x 3.07m)

Hardwood window. Central heating radiator. Two single electric sockets.

FRONT BEDROOM

12'10" x 10'1"
(3.91m x 3.07m)

Hardwood window with display sill. Central heating radiator. Two single electric sockets.

BOX ROOM

8'6" x 5'3"
(2.62m x 1.61m)

Worcester Combi boiler. Built in drawer and cupboard unit. Skylight window.

OUTSIDE

Along the rear is a pathway which has shared access. Beyond this path is a gated garden which is mostly in paving stones for ease of maintenance with flower and shrub borders. The Garden shed will be included in the sale.

NOTES:-

1. COUNCIL TAX BAND-C
2. DATE OF ENTRY-By arrangement.
3. VIEWING-By arrangement with Selling Agents.
4. HEATING-Gas Central Heating
5. SERVICES-Mains Gas, Electricity, Water and Drainage.
6. ITEMS INCLUDED-Garden Shed
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, Solicitors, 27 Bank Street, Annan, DG12 6AU. Te. 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.