



ADDRESS:-

16 BATTERY STREET, ANNAN, DG12 5AA

SUMMARY:-

Excellent two bedroom end terraced house with fantastic views over the River Annan but close to the Town Centre and local amenities. This property would make a good investment property, as it has been used as a Holiday Let. It could also suit a first time buyer or property to let as it is in move in condition.

ACCOMMODATION:-

Comprises open plan Living Room and Kitchen, Two Bedrooms, Shower Room and rear garden area.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS OVER £85,000

16 Battery Street, Annan

LOCATION

Overlooking the River Annan and a stones throw from the Town Centre with a range of restaurants, bars, local shops and general amenities.

This property has access to a range of places of interest and leisure. Annan is close to the coastal village of Powfoot with its views to the Cumberland hills from the Solway. It also hosts location to a popular golf course. Annan also has excellent access routes to the Solway coast and Mabie Forrest. Kids play centres such as Dunscone and Mabie Farm Park are not far away. Easy access to the Motorway both North and South, cities such as Glasgow and Edinburgh are only an hour and a half drive away. Annan has good commuter links both by train or by bus.

ACCOMMODATION

PVC wood effect front door with patterned glass panels and patterned glass fan panel leading into **Entrance Porch**.

ENTRANCE PORCH

Central heating radiator. Single electric socket. Coat hooks. Stairs to upper floor accommodation and door to **Living Room** and **Kitchen** areas.

Open plan Living Room and Kitchen areas.

LIVING ROOM AREA

10'8" x 12'1"
(3.30m x 3.70m)



Electric flame effect fire on marble effect hearth with pine wood mantelpiece. PVC double-glazed wood effect window with open views over the River Annan and the fields and

countryside beyond. Wooden Venetian blinds and wide display sill. Two central heating radiators. Pine panelled shelved recess. Four electric sockets and TV aerial socket.

KITCHEN

13'4" x 5'1"
(4.10m x 1.55m)



Light wood fronted floor units and matching glass display units. Marble effect worksurfaces. Stainless steel sink with single drainer and mixer tap. Tiled splash backs. Integrated Hygena electric hob and oven. Sabre gas combi boiler. PVC double-glazed wood effect window with wide display sill and roller blind overlooking paved seating area. Xpelair. Plumbed for automatic washing machine. Two double and two single electric sockets and cooker socket. Telephone socket. PVC wood effect door leading to rear with frosted glass panel.

UPSTAIRS

LANDING

Glass frosted skylight hatch to roof space. Smoke alarm. Sliding door to **Shower room** and Doors to **Two Bedrooms**.

SHOWER ROOM

White bathroom suite comprising WC, wash hand basin with tiled splash back and fully tiled shower enclosure with glass folding doors. PVC wood effect patterned glass window with display sill. Laminate flooring. Small central heating radiator. Pine panelled ceiling.

BACK BEDROOM

7'4" x 8'
(2.20m x 2.40m)

Wood effect PVC double-glazed window with roller blind and wide display sill. Central

heating radiator. Double electric socket.
Modern ceiling light fitting.

FRONT BEDROOM

14'7" x 17'
(4.50m x 5.20m)

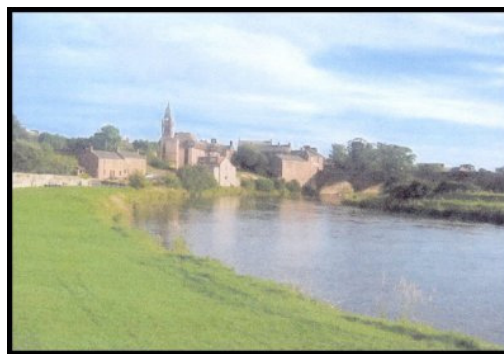


Wood effect PVC double-glazed window with wide display sill and superb open views over the River Annan and the fields and countryside beyond. Central heating radiator. Hatch to roof space. Two double electric sockets. Chandelier type ceiling light fitting.



OUTSIDE

Raised patio seating area with wrought iron surround. Raised garden area and patio area.



NOTES:-

1. COUNCIL TAX BAND-A
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-
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](mailto:email.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 before submitting an Offer.