

Murray Little & Knox

13 ALBERT PLACE, ANNAN, DG12 5DH

OFFERS AROUND £92,000



Well presented and attractive terraced property situated a short distance from the centre of Annan. The house has Upvc double glazing and gas (combi) central heating in place. Ideal for first time buyers or as a buy to let investment. Viewing recommended. EPC - D

Accommodation

Entrance Vestibule; Living Room; Kitchen/Diner; Bathroom; 2 Bedrooms

Outside

Patio and decking areas to rear; shed

Viewing

Contact the Selling Agents on 01461 202866

www.mlandk.co.uk

GENERAL

The property is located a short distance from Annan town centre and is convenient for local schools, amenities and facilities. The house is well presented throughout, is easily maintained and neutrally decorated. Ideal first time buy.

Upvc double glazed front door with borrow light above opens into:-

ENTRANCE VESTIBULE

Ceramic tiled floor; cupboard housing electricity meter and fuse box; 15 pane timber surround glazed door to:-

HALL

Laminate flooring; central heating radiator; telephone point;

LIVING ROOM

3.81 m x 3.78 m, 12'6" x 12'4"

Double glazed window to front; venetian blind; laminate flooring; central heating radiator; small inset display niche; storage cupboard; television point; remote wireless thermostat control unit;



KITCHEN/DINER

3.98 m x 3.87 m, 13' x 12'8"

Double glazed window to rear; venetian blind; well fitted kitchen with white high gloss base and wall units; ample coordinating worksurfaces over; stainless steel sink; ceramic tiled splashbacks;

Candy gas hob with oven below and stainless steel hood above; plumbed for dishwasher; wall mounted Worcester boiler; ample space for table and chairs; deep downstairs cupboard; central heating radiator; ceramic tiled floor;



REAR HALL

Ceramic tiled floor; plumbed for washing machine; access hatch to roof space; Upvc door to rear garden;

BATHROOM

2.18 m x 1.60 m, 7'1" x 5'2"

Opaque double glazed window to rear; roller blind; white w.c., wash hand basin

and shaped bath with electric shower over and curved shower screen; tiling to bath/shower area and to dado height; ceramic tiled floor; chrome ladder style radiator; extractor fan;



From Hall ascend carpeted stairs with timber panelling and handrail to **Landing** with fitted carpet; skylight; access hatch to roof space;

BEDROOM 1

4.94 m x 3.86 m, 16'2" x 12'7"

Double glazed window to front; roller blind; fitted carpet; central heating radiator; ample space for wardrobes and drawer units;



BEDROOM 2

3.51 m x 3.10 m, 11'6" x 10'2"

Double glazed window to rear; roller blind; fitted carpet; central heating radiator;

OUTSIDE

Decent outside space to rear which is laid to patio and has a decking area. Shed. Outside tap. Enclosed by fencing. Gate giving access over neighbouring property for refuse bin.



NOTES

Council Tax Band – B
EPC - D

HOME REPORT

www.packdetails.com ref: 592486

SERVICES

Mains water, drainage, gas and electricity.

DATE OF ENTRY

By mutual negotiation

CLOSING DATE

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.

OFFERS

Should be lodged with the Selling Agents:-
Messrs. Murray, Little & Knox
27 Bank Street
Annan, DG12 6AU
E : mlandk@mlandk.co.uk
Judith.marchbank@mlandk.co.uk
W : www.mlandk.co.uk

These particulars have been carefully prepared and are believed to be correct although 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. Measurements are approximate and for guidance only.