

16-22 THE GREEN EASTRIGGS DG12 6NH



EXCELLENT BUSINESS OPPORTUNITY FOR SALE DUE TO RETIREMENT. GROUND FLOOR, SELF CONTAINED RETAIL PREMISES, ADJOINING TWO STOREY DWELLINGHOUSE AND SIX RESIDENTIAL LETTING PROPERTIES. UTILITY ROOM. CENTRAL SHARED REAR COURTYARD AREA. UNRESTRICTED ROADSIDE PARKING.

PRICE IN THE REGION OF £390,000

ACCOMMODATION

OWNERS ACCOMMODATION (17 THE GREEN)

SUN ROOM

(2.87m x 2.26m)

Hardwood double glazing. Venetian blinds. Vinyl tiled effect floor. Glazed U.P.V.C french doors leading through to the open plan kitchen/lounge.

KITCHEN/LOUNGE

Good supply of wall & base units incorporating a stainless steel single drainer sink unit with vegetable compartment. Extractor hood. Plumbed for automatic washing machine. Gas cooker connection. All the appliances are included. Lounge area:- An attractive part of the house with U.P.V.C french doors opening into the sun room. Cast iron fireplace set within a stone surround. Double glazed windows to the rear elevations Telephone point. 2 x Triple spotlights. 2 Wall lights. Part tiled/vinyl floor. Radiator. Open archway recess through to the central hall.

CENTRAL HALL

Useful lighted understairs storage cupboard which houses the fridge. Triple spotlights. Fitted carpet. Radiator. Doors off to shower room & 2 good sized bedrooms. Stairs leading up to the sitting room.

SHOWER ROOM

(2.80m x 2.03m)

White wash-hand basin & W.C. Fully tiled shower cubicle with Heatstore shower. Extractor fan. Tongue & groove ceiling & walls. Double glazed window to one side with roller blind. Tiled floor. Radiator.

BEDROOM 1

(3.66m x 2.90m)

Double glazed window to the front. Fitted carpet. Radiator.

BEDROOM 2

(4.15m x 2.36m)

Double glazed window to the front. Fitted carpet. Radiator.

SITTING ROOM

(6.40m x 5.45m)

A very spacious room with double glazed Velux window. 2 Light pendants. Exposed beams. Built-in bookshelf. Television point. Louvre door fronted storage compartment housing the Ideal combi-boiler. Parquet flooring underneath electric fire. Fitted carpet. 2 Radiators.



16 THE GREEN, EASTRIGGS

LOUNGE

(3.95m x 3.55m)

Good sized room with double glazed window to the front. Hatch to loft space. Fitted carpet. Electric heater.

KITCHEN

(2.96m x 1.32m)

Rang of fitted units incorporating a single drainer sink unit. Partially tiled walls. Appliances included. Ceiling striplight. Ample power points. Plumbed for automatic washing machine. Vinyl flooring.

SHOWER ROOM

(2.35m x 1.00m)

Shower cubicle with Gainsborough shower. White wash-hand basin & W.C. Double glazed obscured window to the rear. Ceramic tiled floor. Electric heater.

BEDROOM

(4.15m 3.85m)

Double glazed window to the front. Fitted carpet. Electric heater.

16 "A"THE GREEN, EASTRIGGS

Mid-terraced, single storey dwelling with kitchenette, internal hall, lounge, bedroom & shower room incorporating a W.C.

KITCHENETTE

(2.44m x 2.15m)

Range of wall & base units incorporating a stainless steel single drainer. Electric cooker point. Extractor fan. Plumbed for automatic washing machine. Electricity meter & fusebreaker. U.P.V.C double glazed window to the front. All appliances are included in sale. Vinyl flooring.

HALL

Hatch to insulated attic. Electric heater.

LOUNGE

(4.45m x 3.30m)

Double glazed window to the front. Vertical blinds. Fitted carpet. Electric heater.

BEDROOM

(3.55m x 3.28m)

Double glazed window to the front. Fitted carpet. Electric heater.

SHOWER ROOM

(2.30m x 1.73m)

White wash-hand basin & W.C. Shower cubicle with Triton shower. Extractor fan. Towel rail. Medicine cabinet. Partially tiled walls. Vinyl flooring. Dimplex heater.

NO 18 THE GREEN, EASTRIGGS

Mid-terraced, single storey, self-contained retail premises which is presently vacant.

L-SHAPED ENTRANCE

(3.53m x 3.03m)

Hatch to loft space. U.P.V.C window to the rear. Carpet. Door through to kitchen/food preparation area.

KITCHEN

(3.85m x 2.05m)

Stainless steel single drainer with vegetable compartment & chrome mixer taps. Part tiled walls. Ceiling striplight. Smoke alarm. Tiled effect vinyl flooring.

TOILET COMPARTMENT

(1.71m x 1.70m)

Wash-hand basin & W.C. Extractor fan. Electricity meter & fusebreaker. U.P.V.C obscure window to the rear. Roller blind.

FRONT RETAIL AREA

(4.90m x 4.75m)

Ample power points. Stainless steel sink. 8 Inset spotlights. 2 Further spotlights. Part tiled walls. Telephone point. Work surface area. Vinyl tiled effect flooring. Door to front reception area.

RECEPTION AREA

(4.88m x 2.25m)

Large picture window to the front cast ironwork. Vertical blinds. Part tiled walls. Window & front door. Venetian door blinds.

NO 19 THE GREEN, EASTRIGGS

This property comprises of a ground floor maisonette located within a two storey, corner terraced building. Accommodation comprises:- Open plan lounge/kitchen, internal hall leading to bedroom & shower room incorporating W.C.

KITCHEN

(5.18m x 1.76m)

Range of fitted units incorporating a single drainer sink unit. Part tiled walls. Fluorescent striplight. Breakfast bar area. Plumbed for automatic washing machine. Appliances included.

LOUNGE

(4.20m x 3.05m)

With exposed stonework to one side. Double glazed window to the front. Vertical blinds. Television point. Fitted carpet. Electric heater.

BEDROOM 1

(3.10m x 2.52m)

Hatch to loft space. Vertical blinds. Fitted carpet. Electric heater.

SHOWER ROOM

(2.50m x 1.06m)

White wash-hand basin & W.C. Shower cubicle. Part tiled walls. Extractor fan. Tiled floor.

20 THE GREEN, EATRIGGS

A mid-terraced, single storey bungalow style dwelling comprising of lounge/kitchen, bedroom & shower room incorporating W.C.

LOUNGE

(5.20m x 4.10m)

Lovely comfortable room. Telephone point. Television point. Fitted carpet. Electric heater.

KITCHEN

(3.30m x 1.48m)

Good range of wall & base units incorporating a single drainer sink unit. Appliances included. Part tiled walls. Tiled floor.

SHOWER ROOM

(3.17m x 2.16m)

Wash-hand basin & W.C. Shower cubicle with Triton shower. Part tiled walls. Extractor fan. Tiled floor.

BEDROOM

(3.10m x 2.90m)

Hatch to loft space. Fitted carpet. Electric heater.

21 THE GREEN, EASTRIGGS

This property comprises an immaculate end-terraced, single storey bungalow type dwelling which is larger than the neighbouring properties & included accommodation of open plan lounge/kitchen, 2 bedrooms & shower room incorporating W.C.

LOUNGE

(3.65m x 3.20m)

Double glazed windows to the rear. Vertical blinds. Fitted carpet.



KITCHEN AREA

(3.14m x 2.50m)

Good range of wall & base units incorporating a single drainer sink unit. Plumbed for automatic washing machine. Part tiled walls. Plumbed for automatic washing machine. Appliances included.



SHOWER ROOM

(3.15m x 1.66m)

White wash-hand basin & W.C. Shower cubicle with Triton shower. Extractor fan. Tiled floor.

BEDROOM 1

(3.65m x 2.75m)

Good sized bedroom. Fitted carpet. Electric heater.

BEDROOM 2

(3.30m x 2.70m)

Another good sized bedroom. Fitted carpet.



22 THE GREEN, EASTRIGGS

Situated above No.19 The Green, this property comprises of a self-contained, first floor maisonette which is approached by an external stair. Accommodation comprises:- open plan lounge/ kitchen, hall, 2 bedrooms & bathroom incorporating W.C.

OPEN PLAN LOUNGE/KITCHEN

(4.90m x 4.00m)

Good sized room. Double glazed Velux window to the front. Double glazed window to the rear with roller blind. Sofa, chairs, wooden sideboard & T.V. cabinet are to be included. Wall & base units incorporating a single drainer sink unit. Partially tiled walls. All appliances are included. Fitted carpet. Electric heater.

BEDROOM 1

(2.30m x 1.97m)

Double glazed Velux window with blackout blind. Storage cupboard housing the combi-boiler. Fitted carpet.

BEDROOM 2

(2.97m x 2.63m)

Double glazed Velux window to the front. Fitted carpet. Electric heater.

OUTBUILDING & SITE

The letting properties NO 19 – NO 22 inclusive are believed to have use of a shared utility room within which are located washing machines, electricity meters & other communal equipment. A shared central courtyard area is located at the rear with shared access over a tarmac driveway.

BATHROOM

(2.43m x 1.91m)

White three piece suite comprising bath, wash-hand basin & W.C. Extractor fan. Tiled walls. Obscured window to the side.

NOTES

The details have been carefully prepared by the solicitor acting 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.

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.

SERVICES

Mains water, electricity & drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents
HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS

RATEABLE VALUE

Shop Premises forming NO 18 The Green, Eastriggs is included in the 2010 valuation roll with a rateable value of **£1,650**.

