

7 GEORGE STREET  
ANNAN  
DG12 5AW



A DECEPTIVELY SPACIOUS SELF-CONTAINED UPPER FLOOR FLAT IN A SEMI-DETACHED TWO STOREY BLOCK. DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE STAIRCASE TO INNER HALLWAY. LOUNGE. KITCHEN. DOUBLE BEDROOM. SHOWER ROOM. GOOD SIZED REAR GARDEN. GARDEN SHED. GREENHOUSE.

PRICE OFFERS OVER £52,000

## **ACCOMMODATION**

### **ENTRANCE STAIRCASE/INNER HALLWAY**

Entered through a part glazed front door. Handrail to one side. Hatch to loft space. Smoke alarm. Useful shelved storage cupboard. Telephone point.

Thermostat control. Double glazed window to the side. Venetian blinds. Fitted carpet. Radiator. Doors off to lounge, bedroom, shower room & walk-in store.



**WALK-IN STORE** :- (1.44m x 1.92m) housing the electricity meter/fusebox, gas meter. Obscured window to the side with roller blind. Electric heater.

### **LOUNGE**

(4.78m x 3.25m)

A generously proportioned bright room with double glazed window to the front elevation. Deep display sill. Gas fire with back boiler. Laminate flooring. Radiator with thermostatic valve. Door through to kitchen.



### **KITCHEN**

(2.91m x 2.10m)

Range of wall & base units incorporating a stainless steel single drainer sink unit. Electric cooker point. Partially tiled walls. Double glazed window to the rear elevation. Plumbed for automatic washing machine. Venetian blinds. Radiator with thermostatic valve.



### **BEDROOM**

(4.02m x 3.73)

Good sized bedroom with double glazed window to the rear. Shelved storage cupboard. Further storage cupboard with coat hooks & shelf. Fitted carpet. Radiator with thermostatic valve.

### **SHOWER ROOM**

**(2.91m x 2.10m)**

With white wash-hand basin & W.C. Low level shower cubicle with Mira shower. Cupboard housing the hot water tank. Partially tiled walls. Double glazed window to the front. Venetian blinds. Vinyl tiled floor. Radiator with thermostatic valve.



### **OUTSIDE**

Rear garden area bounded by brick walls & fencing. Garden shed. Greenhouse. Clothes poles.

### **HOME REPORT**

A Home Report will be 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, gas and drainage. The telephone is subject to the usual B.T. Regulations.

### **VIEWING**

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



**Council Tax Band "A".**