

QUEENSBERRY COURT APARTMENTS  
QUEENSBERRY STREET, ANNAN  
DG12 5BL



**NEWLY CONSTRUCTED TWO BEDROOMED APARTMENTS BUILT TO A HIGH SPECIFICATION WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. IDEAL FOR A FIRST TIME BUYER. SECURE PARKING. VIEWING IS HIGHLY RECOMMENDED.**

**FIXED PRICE £90,000 – FOR EACH APARTMENT**

## **BLOCK A**

### **APARTMENT NO 1 (TOP FLOOR)**

#### **HALLWAY**

Hatch with ladder attached to fully insulated attic. Smoke alarm. Intercom phone. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

#### **FITTED KITCHEN**

**(3.15m x 2.31m)**

With a good range of quality fitted contemporary wall & base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Built-in electric hob, fan assisted oven & integrated extractor hood above. Worcester combi-boiler. Space for washing machine & fridge. 4 Double power points. U.P.V.C double glazed window to the rear. Radiator.

#### **SHOWER ROOM**

**(3.44m x 1.99m)**

With newly installed white wash-hand basin & W.C. Fully tiled shower cubicle with Electric shower. Extractor fan. Obscured U.P.V.C double glazed window to the rear. Radiator.

#### **BEDROOM 1**

**(3.55m x 3.07m)**

Built-in wardrobe with hanging rail & shelf. 3 Double power points. U.P.V.C double glazed window to the rear. Radiator.

#### **BEDROOM 2**

**(4.21m x 3.08m)**

Built-in wardrobe with hanging rail & shelf. 3 Double power points. U.P.V.C double glazed window to the front. Radiator.

#### **LOUNGE**

**(5.48m x 3.21m)**

With U.P.V.C double glazed window to the front. 4 Double power points. Danfoss central heating control switch. Radiator.

### **APARTMENT NO 2 (TOP FLOOR)**

#### **HALLWAY**

Hatch with ladder attached to fully insulated attic. Smoke alarm. Intercom phone. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

#### **FITTED KITCHEN**

**(3.20m x 2.70m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Radiator.

#### **SHOWER ROOM**

**(3.43m x 1.97m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Extractor fan. Radiator.

#### **BEDROOM 1**

**(4.25m x 3.11m)**

U.P.V.C double glazed window the front. 3 Double power points. Built-in wardrobe with hanging rail & shelf. Radiator.

#### **BEDROOM 2**

**(3.57m x 3.07m)**

With U.P.V.C double glazed window to the rear. 3 Double power points. Built-in wardrobe with hanging rail & shelf. Radiator.

#### **LOUNGE**

**(5.48m x 3.20m)**

With U.P.V.C double glazed window to the front. 3 Double power points. Danfoss central heating control switch. Radiator.

### **APARTMENT NO 3 (GROUND FLOOR)**

#### **HALLWAY**

Intercom phone. Smoke alarm. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

#### **FITTED KITCHEN**

**(3.34m x 2.28m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Radiator.

#### **SHOWER ROOM**

**(3.48m x 1.99m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Extractor fan. Radiator.

**BEDROOM 1**

**(4.33m x 3.09m)**

With U.P.V.C double glazed window to the front. 3 Double power points. Built-in wardrobe with hanging rail & shelf. Radiator.

**BEDROOM 2**

**(3.61m x 3.08m)**

With U.P.V.C double glazed window to the rear. 3 Double power points. Built-in wardrobe with hanging rail & shelf. Radiator.

**LOUNGE**

**(4.93m x 3.22m)**

With U.P.V.C double glazed window to the front & side. Danfoss central heating control switch. 4 Double power points.

**APARTMENT NO 4 (GROUND FLOOR)**

**HALLWAY**

Intercom phone. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

**FITTED KITCHEN**

**(3.53m x 2.15m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Radiator.

**SHOWER ROOM**

**(3.49m x 2.15m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Extractor fan. Radiator.

**BEDROOM 1**

**(4.45m x 3.12m)**

With U.P.V.C double glazed window to the rear. 4 Double power points. Built-in wardrobe with hanging rail & shelf.

**BEDROOM 2**

**(4.74m x 2.06m)**

With U.P.V.C double glazed window to the rear. 3 Double power points. Built-in wardrobe with hanging rail & shelf.

**LOUNGE**

**(4.45m x 3.26m)**

With U.P.V.C double glazed window to the front & side. Danfoss central heating switch. 4 Double power points. Radiator.

**BLOCK B**

**APARTMENT NO 5 (GROUND FLOOR)**

**HALLWAY**

Intercom phone. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

**FITTED KITCHEN**

**(3.49m x 2.12m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Radiator.

**SHOWER ROOM**

**(3.45m x 1.99m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Extractor fan. Radiator.

**BEDROOM 1**

**(4.30m x 3.07m)**

With U.P.V.C double glazed window to the front. Built-in wardrobe with hanging rail & shelf. 4 Double power points. Radiator.

**BEDROOM 2**

(4.60m x 2.03m) U.P.V.C double glazed window to the rear. Built-in wardrobe with hanging rail & shelf. 3 Double power points. Radiator.

**LOUNGE**

(4.26m x 3.20m)

With U.P.V.C double glazed window to the front & side. Danfoss central heating control switch. 4 Double power points. Radiator.

**APARTMENT NO 6 (GROUND FLOOR)****HALLWAY**

Intercom phone. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

**FITTED KITCHEN**

(3.28m x 2.27m)

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Radiator.

**SHOWER ROOM**

(3.47m x 1.97m)

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Extractor fan. Radiator.

**BEDROOM 1**

(3.45m x 3.08m)

U.P.V.C double glazed window to the rear. Built-in wardrobe with hanging rail & shelf. 3 Double power points. Radiator.

**BEDROOM 2**

(4.38m x 3.07m)

U.P.V.C double glazed window to the front. Built-in wardrobe with hanging rail & shelf. 3 Double power points. Radiator.

**LOUNGE**

(5.41m x 3.21m)

U.P.V.C double glazed window to the front & side. Danfoss central heating switch. 4 Double power points. Radiator.

**APARTMENT NO 7 (TOP FLOOR)****HALLWAY**

Hatch with ladder attached to fully insulated attic. Smoke alarm. Intercom phone. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

**FITTED KITCHEN**

(3.27m x 2.72m)

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Radiator.

**SHOWER ROOM**

(3.43m x 1.97m)

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Extractor fan. Radiator.

**BEDROOM 1**

(3.42m x 3.06m)

With U.P.V.C double glazed window to the rear. Built-in wardrobe with hanging rail & shelf. 3 Double power points. Radiator.

**BEDROOM 2**

(4.21m x 3.08m)

U.P.V.C double glazed window to the front. Built-in wardrobe with hanging rail & shelf. 3 Double power points. Radiator.

**LOUNGE**

(5.44m x 3.21m)

U.P.V.C double glazed window to the front. Danfoss central heating switch. 3 Double power points. Radiator.

## **APARTMENT NO 8 (TOP FLOOR)**

### **HALLWAY**

Hatch with ladder attached to fully insulated attic. Smoke alarm. Intercom phone. Double power point. Fusebreaker system. Doors off to fitted kitchen, shower room, lounge & 2 bedrooms.

### **FITTED KITCHEN**

**(3.24m x 2.24m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Radiator.

### **SHOWER ROOM**

**(3.47m x 1.98m)**

Same specification as Apartment No 1. U.P.V.C double glazed window to the rear. Extractor fan. Radiator.

### **BEDROOM 1**

**(3.52m x 3.06m)**

U.P.V.C double glazed window to the rear. Built-in wardrobe with hanging rail & shelf. 3 Double power points. Radiator.

### **BEDROOM 2**

**(4.35m x 3.08m)**

U.P.V.C double glazed window to the front. Built-in wardrobe with hanging rail & shelf. 3 Double power points. Radiator.

### **LOUNGE**

**(5.44m x 3.23m)**

U.P.V.C double glazed window to the front. 4 Double power points. Danfoss central heating switch. Radiator.



### **OUTSIDE**

Allocated parking spaces and disabled parking. Shared gravel area/drying green to the rear.

**DEED OF CONDITIONS** – The terms of a Deed of Conditions will be drawn up to regulate the terms & conditions of ownership relating to each apartment.

### **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.

### **SERVICES**

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

### **VIEWING**

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