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**8 Hallmeadow Place, Annan**

**DG12 6BZ**

**3 Bedroom Upper Floor Apartment**

**Guide Price £68,000**

- Private front door and internal stairs to first level.
- Spacious accommodation throughout
- Mains powered smoke alarms
- Ready to move into
- **Three double bedrooms**
- Ideal for a first time buyer or buy to let investment
- Within walking distance to the town centre
- Viewing is highly recommended

## **ACCOMMODATION**

### **ENTRANCE**

Path and steps at side of the property lead to a PVC front door. Stairs leading up to half landing, 2 further steps leading to a landing with large walk-in shelved storage room.

### **ENTRANCE HALLWAY**

Entered through a part glazed U.P.V.C front door. Ceiling spotlights. Hatch to roof space (which provides a self contained spacious storage area). Central heating thermostat. Doors off to lounge, three bedrooms and bathroom.

### **LOUNGE**

**(5.60m x 3.85m)**

Double glazed bay window to the front elevation. Venetian blinds. Built-in storage cupboards. Arched recess with inset lighting. Laminate flooring. Radiator. Door through to fitted kitchen.

### **FITTED KITCHEN**

**(3.85m x 3.00m)**

Good range of wall and base units incorporating a stainless steel single drainer sink unit with mixer taps. Tiled splashbacks. Double glazed window to the rear elevation. Plumbed for automatic washing machine. Electric cooker point. Four ring gas cooker with oven and grill is included in the sale. Telephone point. Ample power point with concealed sockets for appliances. Laminate flooring. Radiator.

### **BEDROOM 1**

**(3.55m x 3.25m)**

**Double bedroom** with double glazed window to the front elevation. Roller blind. Wall recess with shelving and television shelf. Laminate flooring. Radiator.

### **BEDROOM 2**

**(3.41m x 4.30m)**

**Double bedroom** with double glazed window to the front elevation. Roller blind. Wall recess with shelving, television shelf and rail. Laminate flooring. Radiator.

### **BEDROOM 3**

**(3.02m x 2.95m)**

**Double bedroom** with double glazed window to the rear elevation. Roller blind. Door through to a spacious walk-in cupboard which houses the combi-boiler and has a small double glazed window. Radiator.

### **BATHROOM**

**(2.82m x 1.81m)**

Soft ivory three piece suite comprising of wash-hand basin with vanity unit underneath, bath and W.C. Mira Sport electric shower over the bath. Double glazed window to the rear elevation. Venetian blind. Xpelair. Vinyl flooring. Radiator.

### **OUTSIDE**

Good sized rear garden with garden shed. Patio area. Shared chipped drying area. Shared side access.

### **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.

### **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 & SHANNON, SOLICITORS & ESTATE AGENTS**

**EPC Rating = C**

**Council Tax Band "A".**