



5 NURSERY PLACE, ANNAN, DG12 5DD

PRICE: OFFERS IN THE REGION OF £160,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.82m x 4.39m (approx)
Kitchen	4.84m x 2.54m (approx)
Utility Room	2.28m x 3.02m (approx)
Bathroom	1.38m x 1.88m (approx)
Bedroom 1	3.59m x 2.49m (approx)
Bedroom 2	3.34m x 2.50m (approx)
Bedroom 3	2.25m x 2.36m (approx)

EPC—C

Council Tax Band— C

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This three bedroom property is situated in the residential area of Annan just a short drive from the A75. The town of Annan has a thriving community that offer a range of local amenities such as supermarkets, convenience stores, Post Office, various primary schools, secondary school, cinema, swimming pool, leisure facilities, hospital, doctor's surgery, dentist, hotels, eateries and railway station. Benefitting from double glazing and gas central heating throughout, off street parking and enclosed garden to the rear. Viewings are highly recommended.

The accommodation comprises: spacious living room with wood burning stove and brick fire surround; kitchen with wall and floor cupboards, space for fridge/freezer and dining table; utility room with wall cupboards, space and plumbing for washing machine and tumble dryer; bedroom 1 is a double room with built in wardrobe and views to the front of the property; bedroom 2 is a double bedroom with storage cupboard and views to the front of the property; bedroom 3 is a box style room to the front of the property with storage cupboard. The gardens at the property are paved and easy to maintain. There is a garage attached to the side of the property which has electric and lighting installed. There is also a workshop and yard located to the rear/side of the property which is included in the sale.



SERVICES

Mains water, electricity and drainage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.





5 Nursery Place, Annan

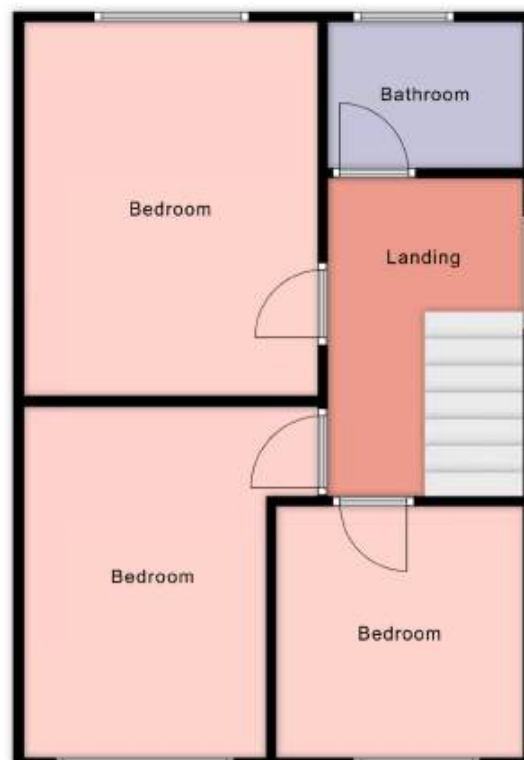
Ground Floor



This plan is for illustrative purposes only and may not accurately represent the property. Plan not to scale.

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First Floor



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