

veyors, valuers, land and estate agents

8 Hallmeadow Place, Annan, Dumfries And Galloway, DG12 6BZ

£63,500



- · Ideal for first-time buyers or buy-to-let investors
- Spacious first floor flat
- Three double bedrooms
- Ample storage
- · Gas central heating
- •

Dumfries 35 Buccleuch Street, DG I 2AB

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Ref: PRA10833

Viewing Instructions: Strictly By Appointment Only





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OFFICES AT DUMFRIES AND NEWTON STEWART

The Property Ombudsman

PARTNERS: SJ ALLEN BS: MRICS JAW MCMILLAN BS: MRICS

General Description

We are pleased to present this bright first-floor three bedroom flat in the Royal Burgh of Annan. This property is ideal for a first time buyer or a buy-to let investor and boasts excellent storage, gas central heating with heat sensors installed and is conveniently located for access to Annan town centre and amenities.

The property is fully double glazed throughout, benefits with gas central heating and the flooring is mostly laminate wood. The rooms are of a good size, providing plenty space for belongings and storage, and there is good garden space to the rear. Hallmeadow Place is situated south of the train line and east of the river, there is easy access to the local park, primary and secondary schools, and the town centre is a short walk away.

Annan itself provides a wide variety of shops and attractions, with the A75 just 5 minutes away, and the M74 and M6 providing excellent commuting opportunities. The train line provides a link to Dumfries and Carlisle and onward travel to Edinburgh, Glasgow and the South.

Accommodation

Hallway and Stairs

The property is accessed from the side of the building, up some stairs to a covered doorway. Once inside the stairs lead up to the hall, from which can be accessed the bedrooms, bathroom and living room. The hall is carpeted with a wood panel ceiling.



Living Room

Situated at the north end of the property, the living room features a lovely bay window to the front, benefiting from three timber framed double-glazed windows, and one pendant light fitting. Storage is provided in two cupboards at the opposite end of the room. Room is heated by a radiator fitted with a thermostatic radiator valve, plenty electrical sockets with two single and one double sockets. Laminating flooring throughout.



Kitchen

Spacious wooden panelled and tiled kitchen, lit by timber-framed double-glazed window which overlooks the garden to the rear, pendant light fitting. Timber fitted wall and base units, with laminated worktops together with stainless steel sink, also benefits from a gas hob and cooker with an extractor hood. There are plenty electrical points with three double sockets and one single socket. Kitchen is heated with a radiator fitted with a thermostatic radiator valve, with the flooring being laminated.



Bedroom 1

A generous sized bedroom, brightly lit with timber-framed double-glazed window and pendant light fitting. Bedroom is heated with a radiator fitted with a thermostatic radiator valve. Ample storage and shelving. Laminated flooring throughout.



Bedroom 2

Second good sized bedroom at the rear of the property, with a timber-framed double-glazed window overlooking the rear garden, brightly lit by a pendant light fitting. Benefits from a walk-in wardrobe/boiler cupboard in the far corner. Heated by a radiator fitted with thermostatic radiator valve, flooring laminated.



Bedroom 3

Third bedroom is a good sized bedroom located at the front of the property, brightly lit with timber-framed double-glazed window and pendant light fitting. Bedroom is heated with a radiator fitted with a thermostatic radiator valve. Ample storage and shelving. Laminated flooring throughout.



Bathroom

A decent sized bathroom with a white three-piece suite, completed with an electric over bath mira sport shower. The walls are of timber panelling, with vinyl tile effect flooring. Brightly lit by timber framed double-glazed window and pendant light fitting. Heating is provided by a radiator fitted with thermostatic radiator valve.



Garden

To the rear of the property with a concrete path to the bottom of the garden, and a path to the right to allow neighbour access through the gate.

Disclaimer

These particulars were updated and prepared on 3rd March 2025 and have been carefully complied and are believed to be correct. Photographs were taken on 31st May 2024. Any error or omission however shall not annul the sale nor in any event give grounds for action at Law. Where dimensions are shown, there are approximate only.

Anti Money Laundering Regulation

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Plans

The plans attached to these particulars are based on Ordnance Survey date and for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent to of the property.

Offers

Offers for the property as a whole or in part if appropriate, should be submitted in Scottish Legal Form to G M Thomson & Company, 35 Buccleuch Street, Dumfries DG1 2AB. Those parties wishing to be informed of a Closing Date for offers should notify the Selling Agents of their interest as soon as possible to ensure that they are contacted. The vendors and Sole Selling Agents reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and the Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest or any offer. The successful purchaser will be asked to provide proof of identity to the Selling Agents for which a photographic Driving Licence and utility bill or bank statement showing home address would be sufficient.

Closing Date

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agent via a solicitor so they may be informed should a closing date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a closing date.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band A

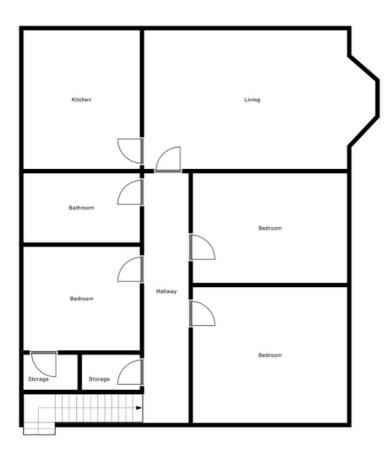
Directions

From our office in Dumfries, head towards the A75 and take the first Annan turn. Follow this road over the bridge into the town and take the first right onto Port Street. After half a mile, take a left onto Hallmeadow Place, approximately 150 metres the property should be on the right-hand side.









All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.