



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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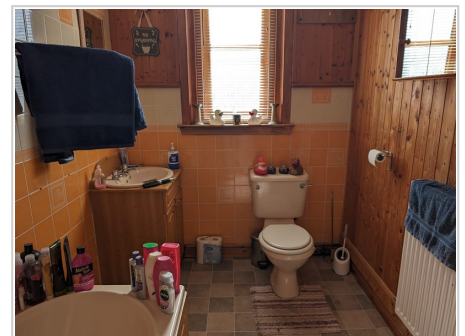
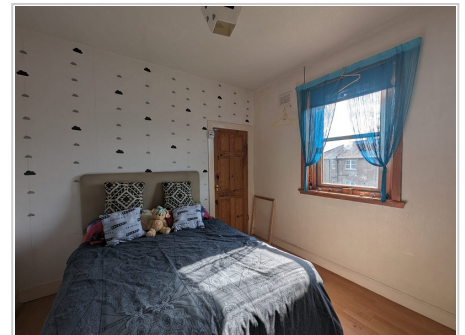
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8 Hallmeadow Place,
Annan,
Dumfries And Galloway.
DG12 6BZ

£73,000



- First floor flat
- Spacious rooms
- 3 double bedrooms
- Easy access to local amenities
- Good for commuting



Ref: PRA10833

Viewing Instructions: Strictly By Appointment Only

Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



General Description

The property is fully double glazed, with gas central heating and flooring is mostly laminate wood. The rooms are of a good size, providing plenty space for belongings and storage, and there is garden space to the rear. 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 a short walk away.

Annan provides a wide variety of shops and attractions, with the A74 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, with wooden panelling in an alcove. Laminate flooring gives a clean modern feel, and additional storage is provided in two cupboards at the opposite end of the room.



Kitchen

Wooden panelling to the far wall and ceiling, co-ordinates with the doors of the kitchen units. Laminate flooring continues into this room allowing continuity and easier cleaning. The large window allows in plenty of light and overlooks the garden to the rear.



Bedroom 1

The largest bedroom, with laminate flooring and plenty of room for storage.



Bedroom 2

Found to the rear of the property over looking the garden, a well-sized boiler cupboard is in the far corner.



Bedroom 3

The third bedroom is at the front of the property, with plenty of space for storage.



Bathroom

A good sized room with a white 3-piece suite, complete with over bath shower. There is vinyl tile effect flooring, two tiled walls, and wood panelling on one and a half walls.



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.

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 Dumfries, travel along 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. Follow this road for 500 metres, then turn left onto Hallmeadow Place. The property is 140 metres along on the right.



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.