



## Melbourne Avenue

Eastriggs, Annan, DG12 6PJ

£1,000 Per Calendar Month

Deposit £1,153



- Beautiful Two Bed Apartment
- Fitted Kitchen / Diner (Groundfloor)
- Balcony, Two Double Bedrooms
- Luxury Bathroom and Separate Cloakroom
- Detached Garage and Generous Driveway and Lawn

- Complete Refurbishment Just Undertaken
- Large living room and dining area
- Rent £1,000 PCM Deposit £1,153
- Gas Central Heating, Double Glazing
- Council Tax Band B EPC Rating C

# Melbourne Avenue

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£1,000 Per Calendar Month



A beautiful apartment, fully refurbished to a very high standard, and with a large garden and detached garage. It is ideally suited to tenants looking for a long term place to call home. It comprises of a ground-floor kitchen diner with stairs then rising to the first floor where there is a vast open-plan living room with a dining area and wonderful balcony, a cloakroom, two double bedrooms and a luxury bathroom.

The whole of the property is double glazed and heating is by a mixture of gas radiators and underfloor heating (in the kitchen and living room). There is a detached garage and a generous gravel driveway and a large lawn and mature trees.

A convenient rural location within easy reach of a range of everyday amenities. The nearby town of Annan provides a good selection of local shops, supermarkets, cafés, restaurants, medical services and leisure facilities. The property has easy access to the A75 leading to the A74M and M6 providing easy access to large towns and cities.

No smokers, pets considered but the hard wooden stairs internally are not dog friendly.

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Landlords Registration Number 1798711/170/09032

Hunters LARN 2102002

## Kitchen/Diner

17'10" x 10'4" (5.45m x 3.17m )

Located on the ground floor, you step into a modern kitchen fitted with shaker cabinets at wall and base level and with contrasting worksurfaces over. There is a breakfast bar for casual dining and the space is flooded with natural light from the window to three different elevations. Integral appliances include a ceramic grill with an extractor fan over, an electric oven, microwave, dishwasher, tall freezer, and a free-standing washing machine. You will find a useful understairs storage cupboard and attractive wooden stairs leading to the first floor.

## First Floor

### Living room

37'11" x 13'1", 160'9" widest (11.58m x 4.49m widest)

This is a large space that is open plan to a dining area, and offers views over the garden and longer views to the distant hills. There is a wooden floor with underfloor heating and access through to the inner hall and the bedrooms.

### Dining Area

37'11" x 14'8" widest (11.58m x 4.49m widest)

The dining area is open plan to the living room and has some fitted cabinets in the shaker style and a stainless steel sink and drainer. There is an undercounter fridge and plenty of space for a large dining table and chairs. The area is flooded with light coming from the large sliding doors that lead out to balcony.

### Balcony

A delightful place to sit and take in the sun with a coffee in the morning or a glass of wine at night. The space is secure with a metal balustrade with smoked glass inset panels.

### Cloakroom

4'1" x 3'8" (1.25m x 1.14m)

With a back-to-the wall WC, built in storage units and a countertop wash-hand basin. The elevations are fully tiled.

## Inner Hall

A couple of steps up from the living room and providing access to the two bedrooms and the family bathroom.

### Bedroom One

11'8" widest x 16'1" (3.57m widest x 4.91m)

A generous double room with two built in wardrobe spaces, shelving units in a niche, and a countertop that could facilitate a dressing table arrangement or home-office set-up. Heating is by a gas radiator.

### Bedroom Two

19'8" x 17'1" (6.0m x 5.23m)

A second double room with shelving, a countertop for use as a dressing table or worktop for home working. There is also a useful storage cupboard,

### Bathroom

7'10" x 8'9" (2.4m x 2.69m)

A luxurious bathroom with a free-standing bath, walk-in shower cubicle, WC, wash-hand basin set on a vanity unit, and a chrome towel rail. The wall and floors are fully tiled.

### Garden & Driveway

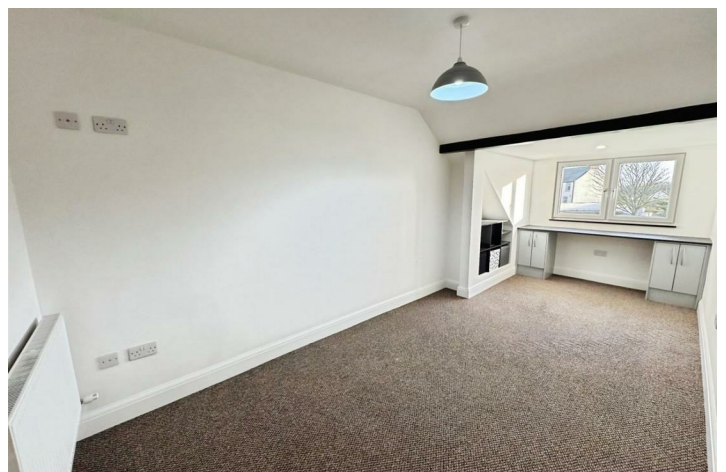
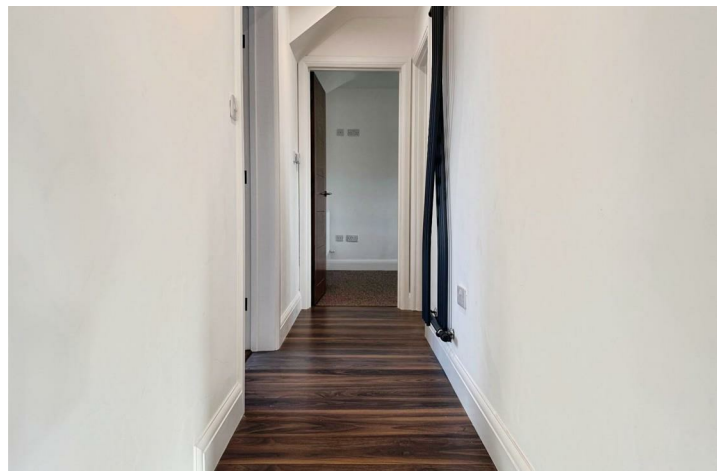
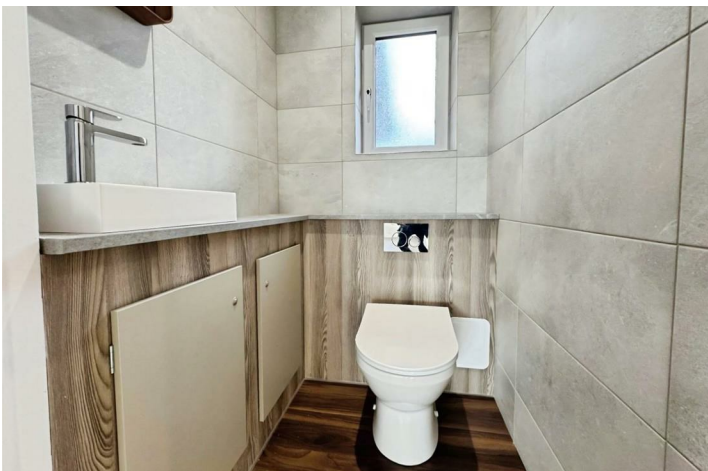
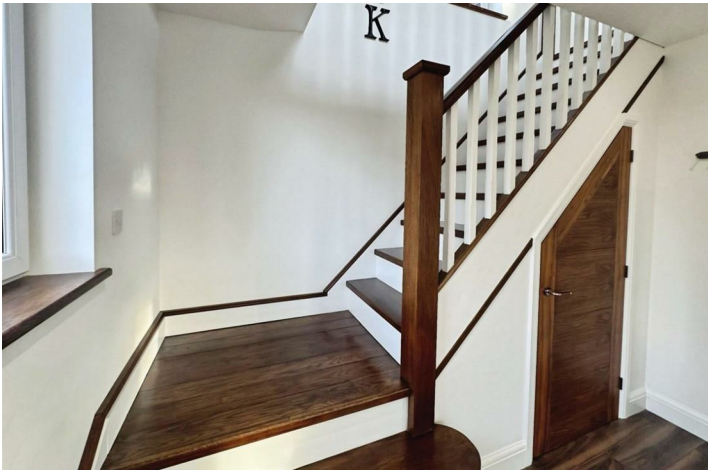
The garden is of a substantial size, with three large mature trees and a large lawn. There is a gravel driveway capable of parking multiple vehicles and the boundaries to the plot are a mixture of fences and a copper beech hedge.

### Garage

9'1" x 18'10" (2.77m x 5.76m )

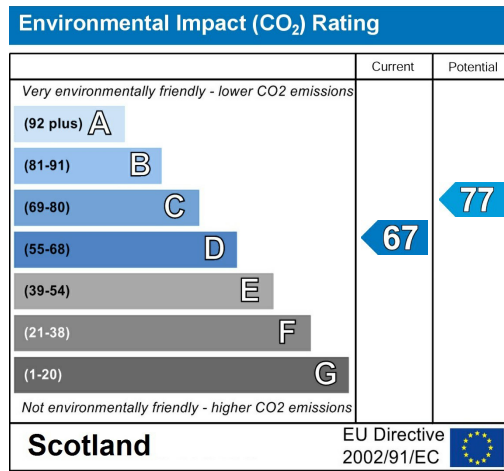
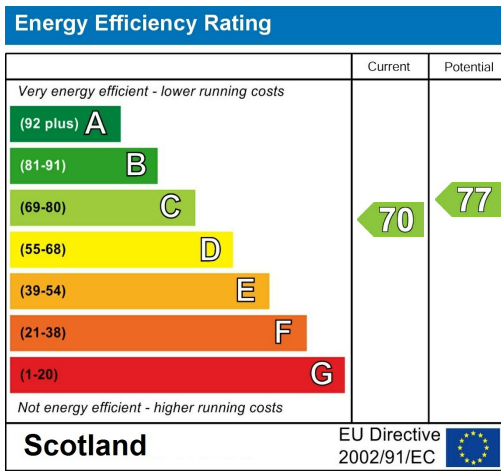
A detached garage with a metal up and over door. Internally there are some useful storage cabinets, a light, and there is a pedestrian door to the side of the building.







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Annan Lettings Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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