



HUNTERS®

## Old Mill Court

Annan, DG12 6TT

Offers Over £72,000



- No Onward Chain
- Well Presented with Scope to Personalise
- Spacious Living Room with Juliet Balcony
- Two Double Bedrooms, Both with Built-In Wardrobes/Storage
- One Allocated Parking Space

- Second Floor Apartment with Beautiful River Views
- Ideal for First Time Buyers & Investment Landlords
- Fitted Kitchen & Three-Piece Bathroom
- Communal Gardens with River Annan Views
- EPC - C

# Old Mill Court

Annan, DG12 6TT

Offers Over £72,000



Property Launch on Friday 20th February between 2:30pm - 3:30pm, please contact Hunters to schedule your private viewing.

NO CHAIN. This well-presented second-floor apartment enjoys lovely views towards the River Annan and would suit a range of buyers, including first-time purchasers and buy-to-let investors. Internally, the apartment benefits from a secure telephone entry system, a spacious living room with a Juliet balcony, a fitted kitchen, two double bedrooms and a three-piece family bathroom. Both bedrooms feature fitted wardrobes/storage, with additional storage available in the hallway. For added convenience, the property includes an allocated parking space within the car park, as well as use of the communal gardens, which are positioned to the rear and enjoy a pleasant outlook towards the River Annan. Viewing is highly recommended, contact Hunters Annan today to arrange your appointment.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

Nestled on the Solway Coast in Dumfries and Galloway, Annan is a thriving town that combines historic charm with modern convenience. Well-served by a variety of independent shops, supermarkets, cafés, pubs, and local services, the town offers everything needed for day-to-day living. Families benefit from a choice of primary and secondary schools, while leisure facilities, riverside walks, and nearby beaches make it an ideal place for outdoor enthusiasts. Annan is also exceptionally well connected, just minutes from the A75 for travel to West to Dumfries or East towards the A74(M) and the M6 for travel to Carlisle, Glasgow and beyond. For those who commute by train, Annan railway station provides regular services across southwest Scotland. Whether you're seeking a relaxed coastal lifestyle, easy commuting options, or a welcoming community, Annan offers something for everyone.

Tel: 01387 245898

## GROUND FLOOR:

### COMMUNAL ENTRANCE & HALLWAY

Communal entrance door from the front carpark, and stairs to all floors.

## SECOND FLOOR:

### ENTRANCE HALL

Private entrance door from the communal hallway, internal door to the hallway, radiator, and two double glazed windows to the front aspect.

### HALLWAY

Internal doors to the living room, kitchen, two bedrooms and bathroom, radiator, loft-access point, two cupboards, and a double glazed window to the front aspect. One of the cupboards includes the wall-mounted gas boiler.

### LIVING ROOM

Double glazed window to the rear aspect, double glazed patio doors with Juliet balcony, radiator, and a fireplace with gas fire.

### KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, space for an under-counter fridge/freezer, one and a half bowl sink with mixer tap, radiator, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the side aspect, radiator, and a built-in wardrobe with double doors.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a built-in wardrobe/cupboard.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with electric shower over. Part-tiled walls, tiled flooring, radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

To the front of the building is a communal carpark which includes one allocated space for this apartment. Additionally, the bins are located to the front of the building, with a communal lawned garden area to the rear of the building with views over the River Annan.

## WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - overtones.grunt.belonged

## AML DISCLOSURE:

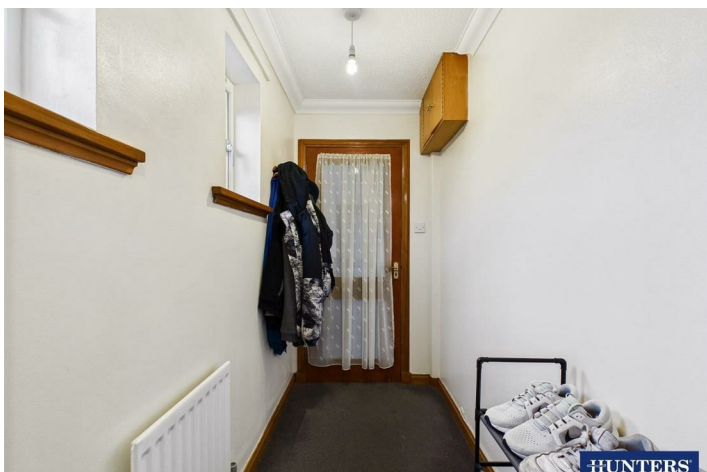
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

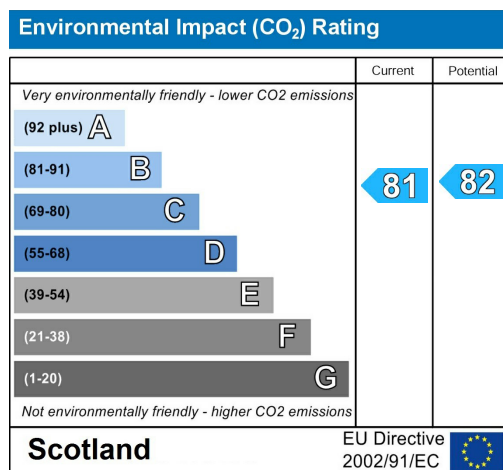
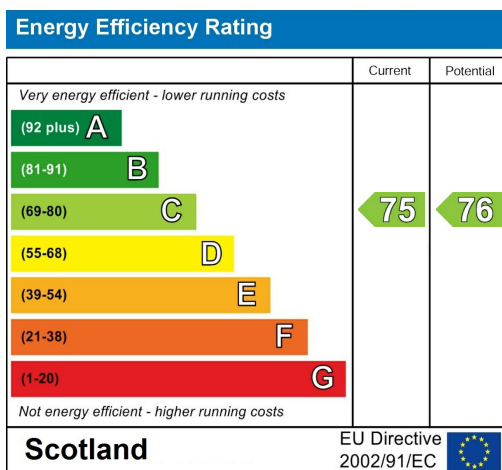
Floorplan







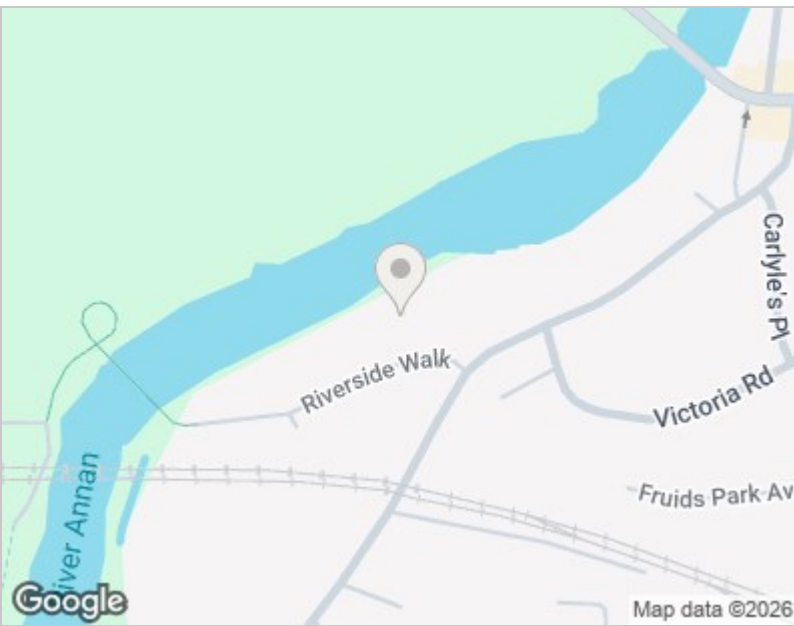
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 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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