



**POLLOCK & MCLEAN**



Solicitors for you and your family

Website – [www.pollockmclean.co.uk](http://www.pollockmclean.co.uk)

**1A PRETORIA ROAD,  
EASTRIGGS, ANNAN, DG12 6NU**



Corner terraced house located in the village of Eastriggs just off the A75 approximately 4 miles from the busy town of Annan.

Accommodation consists of: Living Room, Kitchen, Bedroom, Shower Room, Double Glazing, Gas Fired Central Heating, Off street parking, Garden.

**GUIDE PRICE £25,000**

## GENERAL

Corner terraced house located in the village of Eastriggs just off the A75 approximately 4 miles from the busy town of Annan.

## DIRECTIONS

SEE ATTACHED MAP

## VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

## THE ACCOMMODATION COMPRISES:-

### Entrance Vestibule

Steps lead up to main door leading to entrance vestibule area with carpet and glazed panel to side into the living room.

### Open Plan Living Room and Kitchen

20' 8" X 7' 8"

Measurements do not include recess area next to the entrance vestibule with double glazed window to the front. Three central heating radiators. Wood effect laminate flooring. 9 x 13 amp power points. Open archway to the kitchen.



### Kitchen

7' 5" X 6' 8"

The kitchen has a range of work tops, base units and wall cupboards. Single drainer sink unit. Double glazed window. 4 x 13 amp power points. Tile effect vinyl flooring.



### Shower Room

7' 5" X 4' 7"

WC, wash hand basin and shower area with mains shower and tiled surround. Central heating radiator. Vinyl flooring. Frosted glazed window. The boiler is situated in this room.



### Bedroom

13' 1" X 7' 3"

Fitted carpet. Double glazed frosted glass window to the side and double glazed window to the front. 2 x 13 amp power points. Wall mounted electric fire.

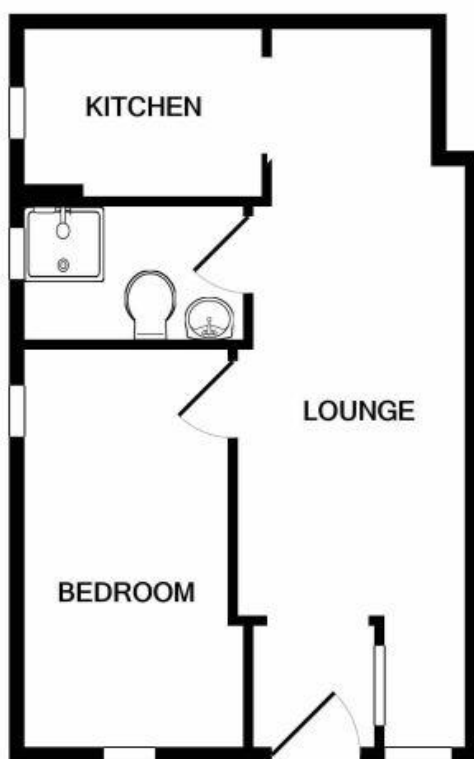


### Outside

The property will come with some outside ground to be agreed on by purchaser.

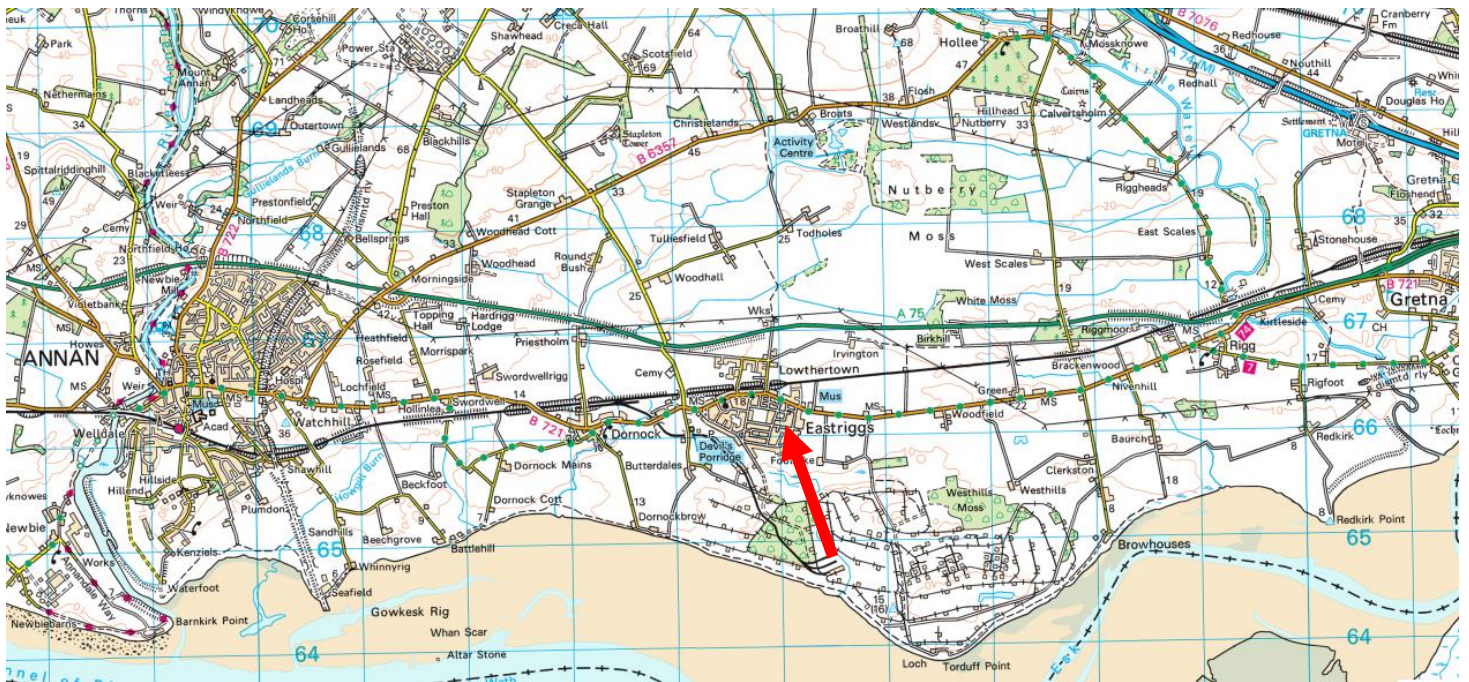
## Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG12 6NU  
Council Tax Band A  
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



This plan is not to scale and is intended for general illustrative purposes only.





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