End-terraced, two bedroom house situated in cul-de-sac location approximately 2 miles from Dumfries Town Centre. The accommodation comprises: Entrance Vestibule, Lounge, Fitted Kitchen, Two Bedrooms and Bathroom. The property benefits from gas central heating and double glazing throughout. Small enclosed garden to the rear and designated parking space to the front. Ideal property for a first time buyer or as a buy to let investment.

**Accommodation comprises:**

**Entrance Vestibule**

Patterned double glazed external door leading to vestibule. Hardwood double glazed window to the front with curtains, curtain pole and vertical blinds. Laminate flooring. Central heating radiator. Central heating control. Ceiling spotlight fitting. Smoke alarm. Patterned glazed door to:

**Lounge**

3.86m x 3.07m (12’08” x 10’08” or thereby). Double glazed window to the front with curtains, curtain pole and vertical blinds. Laminate flooring. Central heating radiator. Ceiling light fitting. Large walk-in storage cupboard with light and shelving and housing electric meter.
**Kitchen**

4.06m x 2.29m (13’3” x 7’6” or thereby), including units. Access from lounge. Double glazed window to the rear with Venetian blinds. Fitted kitchen comprising base and wall units affording ample cupboard storage. Integrated gas hob, electric oven and extractor. Vinyl floor covering. Stainless steel sink with single drainer and mixer tap. Plumbed for automatic washing machine. Central heating radiator. Ceiling spotlights. Breakfast bar. Door leading to rear garden.

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**Carpeted stairs leading to:**

**Landing:**

Bedroom 1

3.07m x 2.98m (10'1" x 9'0" or thereby). Double glazed window to the front with curtains, curtain pole and vertical blinds. Fitted carpet. Built in storage cupboard housing combi boiler. Central heating radiator. Ceiling light fitting.

Bedroom 2

3.30m x 2.37m (10'10" x 7'0" or thereby). Double glazed window to the rear with curtains, curtain pole and vertical blinds. Fitted carpet. Central heating radiator. Ceiling light fitting.

Bathroom


Outside

Designated car parking space to the front.
Small enclosed garden to the rear with patio area.
Garden shed.
Outside tap.

Viewing

Strictly by appointment through the Selling Agents, Messrs Brazenall and Orr, Solicitors, 39 Castle Street, Dumfries Tel: (01387) 255695.

Offers

Offers in the region of £87,000 are invited.

Home Report

A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.
EPC

Energy Performance Rating = C

Closing Date

The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest or indeed any Offer. Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date for Offers be fixed.

Note:

The Property Misdescriptions Act 1991

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchaser should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars has been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.