

BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

www.brazenallandorr.co.uk

104 Irish Street, Dumfries, DG1 2PB Tel: 01387 255695

6 GILLBRAE, DUMFRIES



Two bedroom terraced house located within the well established residential area of Gillbrae. Conveniently located 1 mile from Dumfries Town Centre and within walking distance of Doctors Surgery, Library, Primary and Secondary Schools and local amenities within Calside/Georgetown. Excellent opportunity for first time buyer or as a buy-to-let investment. Accommodation Comprises: Entrance Vestibule, Lounge incorporating stairs, Kitchen, 2 Bedrooms, Shower Room and Garden to rear. Allocated Parking, Double Glazing and Gas Central Heating.

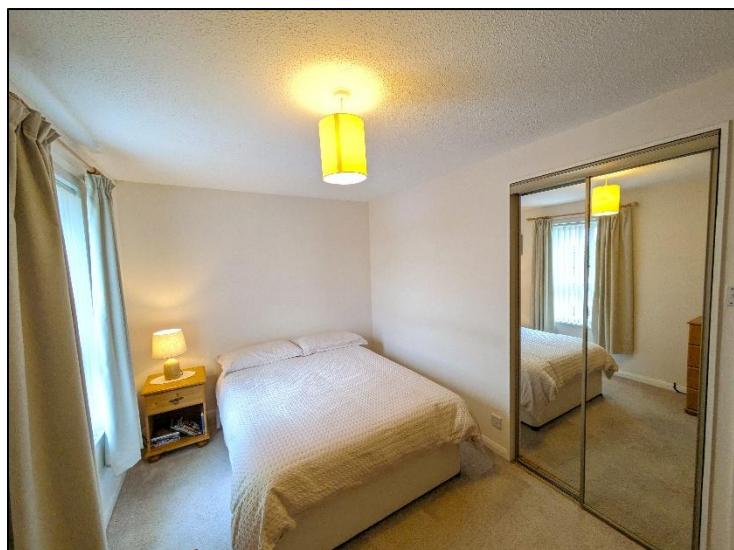
GUIDE PRICE £115,000

General: Within walking distance, or a short drive to Dumfries Town Centre. Easy access to the new DGRI, schools, university campus, library, supermarkets, retail parks, bars & restaurants. Short distance to Bannatynes, DG One Sports and Leisure Complex and Dumfries Sports Club which is a multi-sport club. Dumfries also offers leisure activities which include QOS Arena, Dumfries Ice Bowl and King George V sports club. There is a regular bus service from Calside/Georgetown and Dumfries offers transport links via train and bus to cities North and South of the region and ease of access to motorway. Dumfries & Galloway boasts a beautiful coastline and has a vast offering of forests and historical points of interest to be explored.

ACCOMMODATION COMPRISES: From the front of the house, steps lead up to front door. Entering the property into the vestibule via a UPVC door with half frosted glass panelling. The entrance vestibule has a small window to front, ceiling light, cupboard housing the electric meter, carpeted flooring which carries on through to the lounge with wooden door featuring glass panelling. The lounge itself is carpeted with large window to front, ceiling light, two radiators and a wooden door with glass panelling leading off into kitchen. The lounge incorporates open riser staircase to upper landing with small understairs storage cupboard and features decorative fireplace with wooden mantle and surround marble effect hearth and electric fire. The kitchen is ample and is fitted with carpeted flooring, a selection of wooden effect wall cupboards, one of which houses the 'Ideal' combi boiler, base units and marble effect laminate worktops which incorporates working areas and extends to a fixed wall mounted table. Single drainer sink unit with window to rear overlooking garden, integrated 'Blomberg' electric cooker with gas hob with extractor hood, 'Indesit' tumble dryer condenser, standalone 'Beko' fridge freezer and washing machine which are all included in sale. Wooden effect UPVC door with half glass panel leads from kitchen to back garden. Carpeted stairs with wooden banister leads to upper landing, which is carpeted with ceiling light, hatchway to loft, linen cupboard and leads off to both bedrooms and shower room. Both bedrooms are double in size, carpeted with ceiling lights, radiator and built in mirrored wardrobes. One front facing, one rear. The fitted bathroom comprises of WC, wash hand basin, shower cubicle with mains shower and folding glass doors. Full Respatex surround, tile effect vinyl flooring and ceiling light. The outside of the property has a private garden to the rear, made up of patio/area of slabs. Split level with steps giving access to top tier which has wooden shed. Brick built wall and wooden fence to border. To the front there is a slabbed area with steps leading down to allocated parking bay and a shared area of lawn.







Measurements:

Entrance Vestibule: 4' 2 x 3' 8 (1.27m x 1.14m)

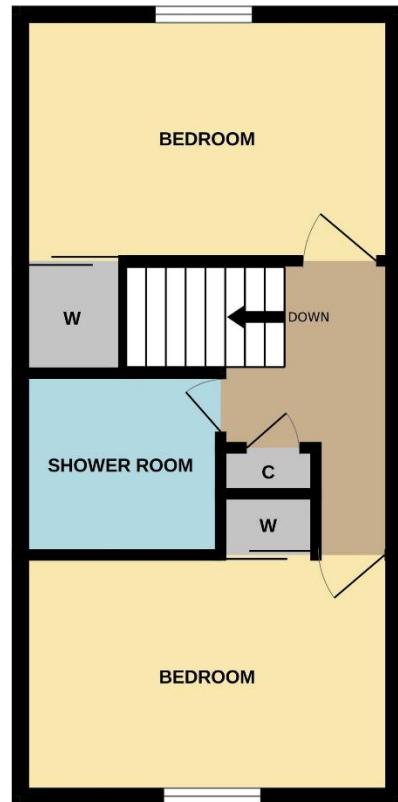
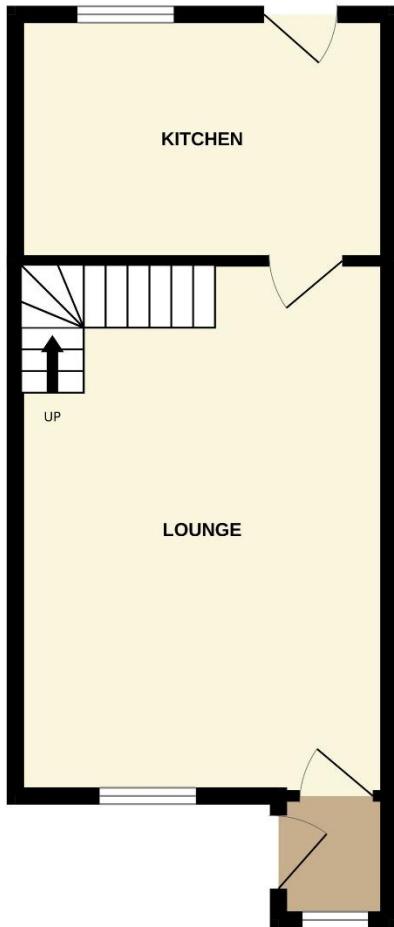
Lounge: 18' 1 x 12' 7 (5.51m x 3.88m)

Kitchen: 12' 6 x 8' 3 (3.83m x 2.53m)

Bedroom 1 (Rear): 12' 7 x 8' 4 (3.88m x 2.55m)

Bedroom 2 (Front): 12' 7 x 8' 2 (3.88m x 2.51m)

Shower Room: 6' 1 x 6' 2 (1.86m x 1.89m)



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

Notes:

Post Code: DG1 4BP

EPC Rating – C

Council Tax Band – B

Extras - Carpets and Blinds are included

All dimensions are approximate and quoted for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances do not imply that they are necessarily in working order or fit for purpose. Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed. These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr LLP, Solicitors Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers 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 have 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.

Viewing: To arrange a viewing please contact the selling agents on 01387 255695

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