

BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

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

3 BALLATER AVENUE, NOBLEHILL, DUMFRIES



Deceptively spacious 2 bedroom, semi-detached bungalow in popular residential area of Noblehill. Situated a short walk to local shops, primary/secondary schools, Dumfries Town Centre and is ideally located for a short drive to D&G College, Crichton Campus, UWS, Bannatynes Gym and David Keswick Athletic Centre. Accommodation consists of: Entrance Hallway, Lounge, 2 Double Bedrooms, Kitchen and Bathroom. Garden with detached Garage and Driveway to the front of the property. Double Glazing and Electric Heating.

GUIDE PRICE £110,000

General: The property is ideally located in the Noblehill area making it only a short walk to Dumfries Town Centre, Railway Station and the Peel Shopping Centre. The property is ideally located for access to David Keswick Athletic Centre, educational facilities, as well as local amenities. Easily commutable to the new DGRI, D&G College, Crichton Campus and UWS, supermarkets, retail parks, bars & restaurants. Short distance to Bannatynes Gym, 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 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: Although in need of modernisation, the property offers a convenient layout with spacious living accommodation. Paved steps leading up to front entrance, with wooden door accessing property and opening up into entrance hallway. With carpet, electric heater, ceiling light and hatchway to the loft, the hallway leads off to all rooms. The ample sized lounge is fitted with carpet, ceiling light, electric heater and decorative alcove with shelving and cupboard below. There is a large window to the side and feature fireplace with gas fire set in marble effect hearth and wooden mantle. The kitchen, although in need of modernisation, is laid out well to use the space to its full potential. Large window overlooking garden with single drainer sink unit, wall cupboards, base units and worktops the kitchen also gives access to a very useful larder/storage cupboard which houses the electric meter, fuse box and switch for activating and timing the hot water. There is shelving, lighting and a window to the front. The property benefits from two generously proportioned double bedrooms with carpets, ceiling lights and electric heaters, both side facing. The bathroom is equipped with standard fittings; WC, wash hand basin and bath. Partially tiled with ceiling light and frosted window to front. The detached garage gives added scope to the plot offering additional storage space. Fitted with lighting, electrical outlets, window and access door to side as well as electric up and over door to front. Garden space includes off road parking with slabbed driveway, pathways, area of lawn, stone chips and mature bushes, trees and shrubs with hedge and timber fence to border.









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

Measurements:

Lounge: 13' 2 x 13' 9 (4.01m x 4.25m) AWP

Kitchen: 8' 10 x 10' 11 (2.74m x 3.10m)

Larder/Storage cupboard: 3' 11 x 6' 1 (0.95m x 1.86m)

Garage: 10' 6 x 19' 7 (3.23m x 6.02m)

Bedroom 1: 8' 10 x 13' (2.73m x 3.96m)

Bedroom 2: 11' 7 x 13' (3.56m x 3.97m) AWP

Bathroom: 5' 4 x 6' 1 (1.65m x 1.85m)

Notes:

Post Code: DG1 3DP

EPC Rating – F

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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