



13 Ballater Avenue, Dumfries, DG1 3DP

Offers over £65,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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This 1 bedroom first floor flat is a well maintained and modern property allowing for a walk in condition.

This 1 bedroom first floor flat is a well maintained and modern property allowing for a walk in condition. The property is located just a short walk away from a local supermarket and public transport route for ease of access into the main town centre. The property comes with ample storage space. The drying area to the rear is a shared area with the property below, you also have a separate garden space along with the driveway. The property would make an ideal investment property or getting you onto the property ladder.



ACCOMMODATION

Entrance hall. Hallway. Lounge. Kitchen. Bedroom. Bathroom. 2 large storage cupboards.

ENTRANCE HALL

Entered through PVC door. Stairs leading up to top floor accommodation. Fitted carpet. Ceiling light. Central heating radiator.

HALLWAY (13'9" X 3'8" OR 4.2M X 1.1M)

Access to all accommodation including two large walk in storage cupboard and loft hatch. fitted carpet. Ceiling light. Central heating radiator.

LOUNGE (13'6" X 12'8" OR 4.1M X 3.9M)

Window to rear with fitted blinds. Good size room allowing space for small dining table. Laminate flooring. Central heating radiator. Ceiling light.



KITCHEN (9'6" X 7'6" OR 2.9M X 2.3M)

window to rear fitted with blinds. Range of wall and base units. Space for freestanding fridge freezer, cooker, tumble drier and plumbing for washing machine. Stainless steel sink and drainer. Tile splash back. Ceiling strip light. Vinyl flooring. Central heating radiator.

BEDROOM (11'5" X 11'8" OR 4.1M X 3.9M)

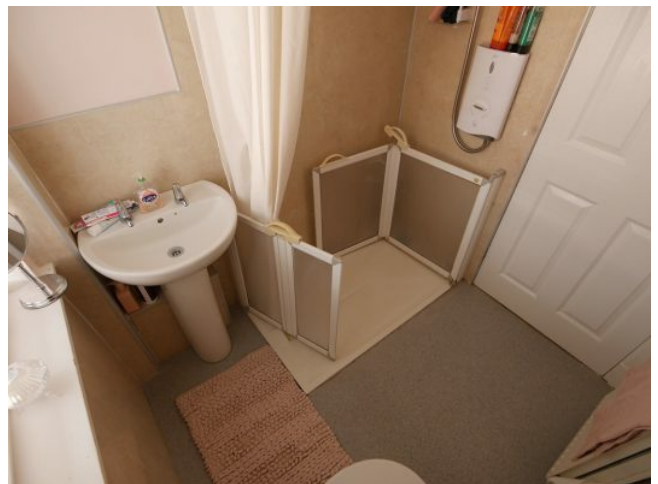
Large window to front fitted with blinds. Ample space for freestanding furniture. Ceiling light. Central heating radiator. Fitted carpets.

BATHROOM (5'0" X 5'5" OR 1.5M X 1.6M)

Window to rear fitted with blind. White W.C and wash hand basin. Walk in electric shower with half height enclosure. Ceiling light. Vinyl flooring.

OUTSIDE

Paved path leading to front door and down the side of the property to the shared drying area and private garden. The drying area to the rear is shared with the ground floor flat. This property comes with its own garden which is laid of bark for ease of maintenance. A driveway has been added to allow for off street parking



NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings are included in the sale.

HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band C. Council Tax C.

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



For Illustration Purpose Only. Not To Scale



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