



23 Noble Grove, Dumfries, DG1 3HZ

Offers over £25,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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A well presented two- bedroom first floor flat located in the popular Noble Grove area of Dumfries. This bright and spacious property offers comfortable living accommodation and is available on a 25% shared ownership basis.

This property provides an affordable opportunity for first- time buyers to step onto the property ladder. The property also benefits from allocated parking and a convenient location with easy access to local amenities, transport and the town centre.

LIVING ROOM- 5.38M X 3.56M

Coving, ceiling light, fitted carpet, central heating radiator with thermostat, large window to front, doors leading to kitchen and hallway.



KITCHEN- 2.93M X 2.64M

Coving, ceiling light, laminate flooring, black and white splashback tiles, complimentary dark stone effect worktop with white gloss wall and base units. Integrated fridge freezer and dishwasher & sink. Electric oven & hob with extractor fan & light, window to rear, tiled windowsill, space for undercounter washing machine and tumble dryer.



HALLWAY- 2.56M X 1.14M

Coving, ceiling light, fitted carpet, doors to two bedrooms and bathroom. Two fitted storage cupboards with shelving, one housing electricity meter and boiler.

BATHROOM- 1.98M X 2.57M

Coving, ceiling light, laminate flooring, heated towel radiator, WC and wash hand basin, window to rear, large walk-in shower with glass screen, stone effect wall panels.



BEDROOM 1- 2.89M X 3.78M

Coving, ceiling light, window to front, central heating radiator with thermostat, fitted wardrobe with sliding door.



BEDROOM 2- 3.28M X 2.28M

Coving, ceiling light, fitted carpet, window to rear, curtain pole, fitted wardrobe with shelving.



NOTES

Electric heating

UPVC windows

Private parking

Attic hatch in hallway with pull down ladder

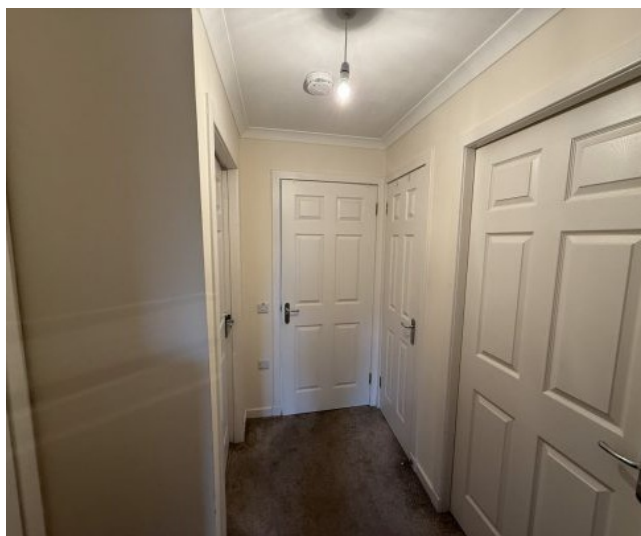
Communal hallway.

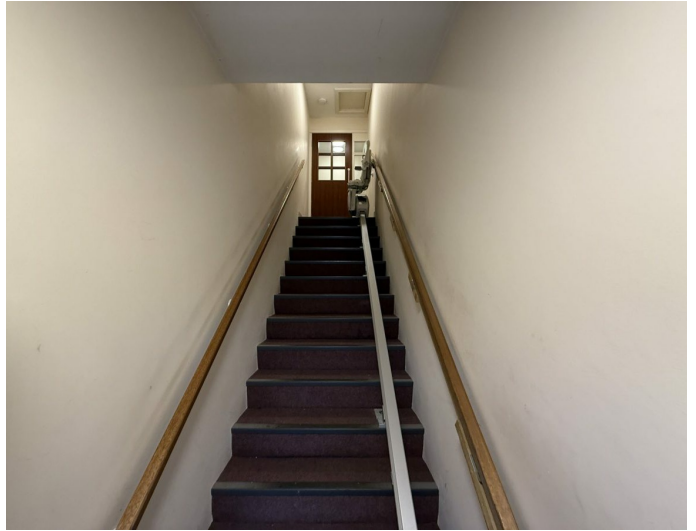
Anyone looking to purchase this property will need to be approved by Loreburn Housing Association

[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.







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