



8 Akers Avenue, Locharbriggs, DG1 1UQ

Offers over £105,000



1



1



1

Fantastic opportunity to purchase this one-bedroom semi-detached bungalow located in Akers Avenue, Locharbriggs! This property is only a short walk from local shops and has bus stops close by for easy access into Dumfries Town Centre.

ENTRANCE HALLWAY- 3.39M X 1.55M

Entering the property through a white composite door, two storage cupboards housing Worcester boiler and electricity meter with coat hooks and shelving. Central heating radiator with thermostat, fitted carpet, ceiling light, loft/attic space towards the end of the hallway.



BEDROOM- 3.27M X 2.97M

Window to front with vertical blinds, fitted carpet, coving, storage cupboard with shelving, central heating radiator with thermostat, ceiling light & shade.



BATHROOM- 1.59M X 1.83M

Window to rear with horizontal blinds, accessible shower room with walk in shower, curtain rail and curtain, WC & sink, fitted vanity wall mirror, ceiling light, heated towel radiator, accessible handrails, mint green marble effect tile walls, polysafe vinyl flooring.



LIVING ROOM – 4.16M X 3.23M

Large window to front with horizontal blinds, fitted carpet, central heating radiator with thermostat, ceiling light with shade, limestone effect fireplace with hearth and electric/gas fire.

### KITCHEN- 1.81M X 3.23M

Window overlooking garden with horizontal blinds, Fitted kitchen with modern white wall and base units and complimentary worktops, electric hob & oven with extractor, ceiling light, stainless steel sink & drainer. Space for under counter washing machine, tile effect laminate flooring.

### GARDEN-

The rear garden is fenced with a gate providing privacy, outdoor storage shed, outdoor tap at back of property, gravel and lawn area, washing line & decorative outdoor water fountain.

### FRONT LAWN-

Laid to grass and gravel with shrubs, private driveway with paved slabs leading to the front door of the property.



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.





# BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

[www.braidwoods.com](http://www.braidwoods.com)

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)