



33 Church Street, Dumfries DG2 7AT

Offers over £65,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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This first floor two bedroom flat would be perfectly suited for first time buyers or someone looking to downsize. This property benefits from spacious, bright living accommodation and stunning views over the River Nith and the Caul.

Dumfries town centre, local supermarkets, Crichton Campus including Universities and Dumfries & Galloway College are all within walking distance. The property is close to public transport routes.

ACCOMMODATION

Communal Entry and staircase, Hall, Sitting Room, Dining Kitchen, 2 Double Bedrooms, Shower Room. Balcony. Communal Gardens.

ENTRANCE HALL (5'7" X 14'4" OR 1.7M X 4.3M BOTH AT WIDEST)

Entered through wooden door with opaque glazed panels and matching side light. Two decorative ceiling lights. Central heating radiator with thermostat controls. Telephone point. Two airing storage cupboards. Large storage cupboard with ceiling light, shelves and meters. Wood effect flooring.

SITTING ROOM (14'9" X 10'11" OR 4.5M X 3.3M)

Patio doors to the rear with side lights, vertical blinds and curtains. Decorative ceiling light. Coving. Electric fire set on marble effect surround and wooden mantle. Central heating radiator with thermostat controls. Television point. Telephone point. Wood effect flooring. Through double doors into Dining Kitchen.

DINING KITCHEN (10'11" X 10' OR 3.3M X 3M)

Window to the rear with curtains. Ceiling strip light. Fitted base and wall units. Fridge. Freezer. Washing machine. Space for cooker with extractor hood over. Stainless steel sink and drainer. Tiled splashback. Wall mounted central heating boiler. Central heating radiator with thermostat controls.







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