



12 McKie Avenue, Dumfries, DG1 2HJ

Offers over £65,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

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12 McKie Avenue, is a modern 1 bedroom ground floor flat and is located within a short walk from a local super market and public transport route for easy access to the centre of town. The property also comes with ample amount of storage space. The garden to the front, and to the rear of the drying area is supplementary to number 12. The drying area is common ground with number 14. This property would make a ideal investment property or for first time buyers.



ACCOMMODATION

Entrance Vestibule. Hallway. Bedroom. Living Room. Kitchen. Bathroom. 2 Storage Cupboard.

ENTRANCE VESTIBULE (3'4" X 4'0" OR 1.0M X 1.2M)

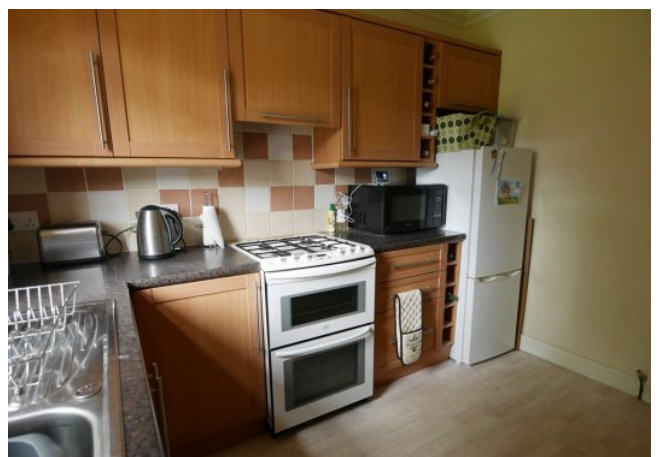
Entered by a wood effect UPVC door with stain glass panel. Ceiling light. Electric box.

HALLWAY (13'8" X 4'4" OR 4.23M X 1.35M)

Access to all accommodation and two large store cupboards. Ceiling light. Laminated flooring. Central Heating Radiator.

BEDROOM (12'1" X 11'8" OR 3.7M X 3.6M)

Large window to front fitted with roller blind. Main ceiling light with additional spot reading lights. Coving. Room for free standing furniture. Fitted carpet. Central heating radiator.



LIVING ROOM (13'1" X 13'1" OR 3.9M X 3.9M)

Large window to front. Gas fire with stone hearth and timber surround. Ceiling light. TV and BT Point. Fitted carpet. Central heating radiator.

KITCHEN (10'0" X 8'0" OR 3.0M X 2.4M)

Window to rear. Stainless steel sink and drainer. Space for freestanding Fridge/Freezer and plumbed for washing machine. Range of wall and base units with under counter lights. Housing of boiler. Ceiling spot lights. Vinyl flooring. Central heating radiator.

BATHROOM (5'9" X 5'4 OR 1.8M X 1.6M)

Opaque window to rear. Wall mounted mirrored medicine cabinet. W.C and wash hand basin vanity unit. Bath with electric shower above and glass shower screen. Modern respatex wall panels. Chrome towel rail. Ceiling light.

OUTSIDE

Garden to front and rear of drying green is supplementary to 12 McKie Avenue. Drying area is common ground with 14 McKie Avenue.

NOTE

The property has an ample supply of electric points, gas central heating and full double glazing. All fixtures and fittings will be included within the sale. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band A.

ENTRY

By negotiation

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272



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.



Ground Floor



For Illustration Purpose Only



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