



14 Makbrar Road, Dumfries, DG1 4BA

Offers over £108,000



This spacious two double bedroom terraced property is located in the extremely popular residential area of Calside.

This spacious two double bedroom terraced property is located in the extremely popular residential area of Calside. This property has a fully enclosed rear garden, and garden space to the front and is ideally suited for first time buyers. Calside benefits from a primary school, nursery and convenience shops and Dumfries town centre is easily accessed on foot, car or by public transport.

ACCOMMODATION

Entrance Porch, Sitting Room, Dining Kitchen, 2 Double Bedrooms, Bathroom. Garden to front and rear.

Entered through UPVC door with opaque panels. Inset ceiling spot lights Fitted cupboard housing fuse box and meters. Coat hooks. Carpet.

SITTING ROOM (3.52M X 4.59M OR 11'5" X 15')

Decorative ceiling light. Coving. Window to the front with blinds, curtain pole and curtains. Electric wall mounted living flame fire with remote control. Two central heating radiators with thermostat controls. Television and telephone point. Fitted carpet.



DINING KITCHEN (3.52M X 3.92M OR 11'5" X 12'8")

Window to the rear with blind. UPVC door to the rear with opaque glazed panels. Ceiling spot lights. Fitted base and wall units. Space and plumbing for washing machine. Space for fridge. Slot in cooker with extractor hood over. Stainless steel sink and drainer. Central heating radiator with thermostat controls. Central heating boiler. Timber effect flooring.

From the Sitting Room, open tread carpeted staircase to the Landing.

LANDING

Access hatch to the loft. Ceiling spot lights. Shelved storage cupboard. Fitted carpet.

BEDROOM 1 (3.51M X 2.56M OR 11'5" X 8'4")

Window to the front with curtain pole. Ceiling light. Central heating radiator with thermostat controls. Large storage cupboard housing hot water tank with hanging rails, shelves accessed by mirrored sliding doors. Telephone point. Fitted carpet.

BEDROOM 2 (3.51M X 2.35M OR 11'5" X 7'7")

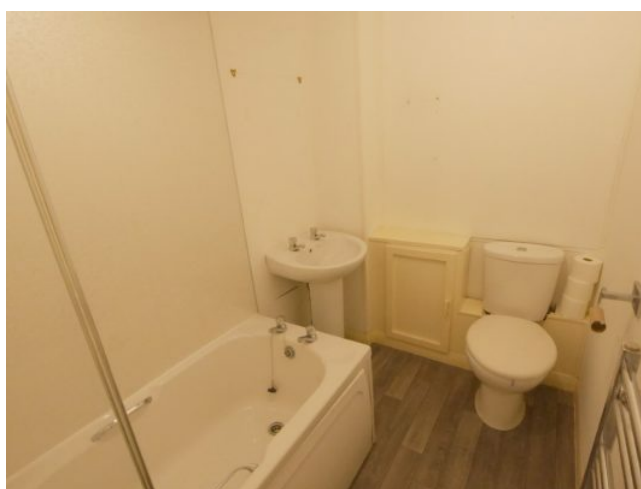
Window to the rear with curtain pole. Ceiling light. Central heating radiator. Fitted carpet.

BATHROOM (2.47M X 1.35M OR 8'1" X 4'4")

Ceiling spot lights. Extractor fan. Bath with electric shower over and shower screen. Respatex wall cladding. Wash hand basin. Chrome ladder style central heating radiator with thermostat controls. Timber effect flooring.

OUTSIDE

Fully enclosed gravel garden to the rear with decking area and rear gate. Gravel area to the front.



NOTES

This property has an ample supply of power points, full double glazing and full gas central heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with any white goods. Home Report available on www.onesurvey.org. Council Tax Band B. EPC Band D.

ENTRY

By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving the town centre on St Michael Street at the roundabout take the second exit onto Craigs Road. Continue as the road becomes Gillbrae Road and at the roundabout turn right onto Calside Road. Take the third right onto Makbrar Road and number 14 is on the right.



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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