



29 Gillbrae Crescent, Dumfries, DG1 4DJ

Offers over £137,000



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As mentioned within the Home Report which is reflected within the price, the property does require some upgrading and modernising to enhance the property and make it into a modern and lovely family home.

The property sits within a reasonable size plot with a mono-block driveway giving access to the front and rear leading through a wrought iron gate and additional access also to the garage. The garage can be accessed by an up and over door or through the side entrance within the garden.

The garden to the front of the property is laid to gravel with mature shrubs allowing a welcoming entrance. The garden is bounded by wrought iron fencing.

The rear is laid with mono-block allowing for ease of maintenance. There is a drying area to the rear of the garden and shed is in situ. The garden is partially bounded by wooden fence panels.

29 Gillbrae Crescent was built around 1968 The walls are of traditional cavity brick/block construction. It has an internal floor area of 79m<sup>2</sup>





## ACCOMMODATION

Entrance Hall and Staircase with Storage cupboard, Living Room, Dining Room, Kitchen, 2 Double Bedrooms, Single Bedroom/Nursery, Bathroom, Off Street Parking, Garage, Rear and Front Garden.

### HALL (1.86M X 2M OR 6'1" X 6'6")

Entered through a full glass panel door with ceiling light, central heating radiator, fitted carpet.



### LIVING ROOM (3.1M X 4.15M OR 10'2" X 13'62")

Window to front with vertical blinds and curtains, ceiling light, gas fire, central heating radiator, Television point, BT connection Point, fitted carpet, sliding door leading to dining room.



### DINING ROOM (2.6M X 3.5M OR 8'6" X 11'4")

Window to front with vertical blinds and curtains, ceiling light, wall mounted storage cupboards, television point and fitted carpet.

### KITCHEN (2.3M X 3.37M OR 7'7" X 11')

Window to side and full glass door leading to the garden, strip lighting, fitted wall and base units, space for undercounter fridge, washing machine and washing machine/tumble dryer, 1½ stainless steel sink and drainer, gas hob, electric fitted oven and raised microwave.



### BATHROOM (1.9M X 1.6M OR 6'.2" X 5'.4")

Opaque window to rear, ceiling light, white W.C, sink and bath, electric Triton shower, bifold shower screen, central heating radiator, mirrored medicine cabinet and vinyl flooring.



### BEDROOM 1 (3.5M X 3.0M OR 11'.5" X 10'.1")

Window to rear with vertical blinds and curtains, fitted wardrobes with dressing table, ceiling light, central heating radiator, wall mounted bed lights and fitted carpets.

### BEDROOM 2 (2.1M X 4.1M OR 8'.1" X 13'.6")

Window to front with vertical blinds and curtains, fitted wardrobes, ceiling light, central heating radiator, wall mounted bed lights and fitted carpets.



### BEDROOM 3/NURSERY (3.1M X 2.3M OR 10'.42 X 7'.6")

Window to front fitted with vertical blinds and curtains, two built in cupboards, ceiling light and fitted carpet.



## NOTES

This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings and blinds are included in the sale. White goods may be available by separate negotiation. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band D. Council Tax Band C.

## ENTRY

Subject to negotiation.

## VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272.

## 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

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