



5B Primrose Street, Dumfries, DG2 7AU

Offers over £110,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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www.braidwoods.com

A extremely spacious two bedroom maisonette flat located close in the town centre.

A extremely spacious two bedroom maisonette flat located close in the town centre. This property has been well maintained by its current owner and benefits from ample storage space. Primrose Street is located a short walk from the town centre giving access to all amenities. The Crichton University Campus is also a short distance away. This property would suit a variety of purchasers including first time buyers and investors.

ACCOMMODATION

Communal Entrance and Staircase with storage cupboard, Hallway, Living/ Dining Room, Kitchen, 2 Double Bedrooms, Bathroom. Communal Garden and Store Cupboard.

HALLWAY

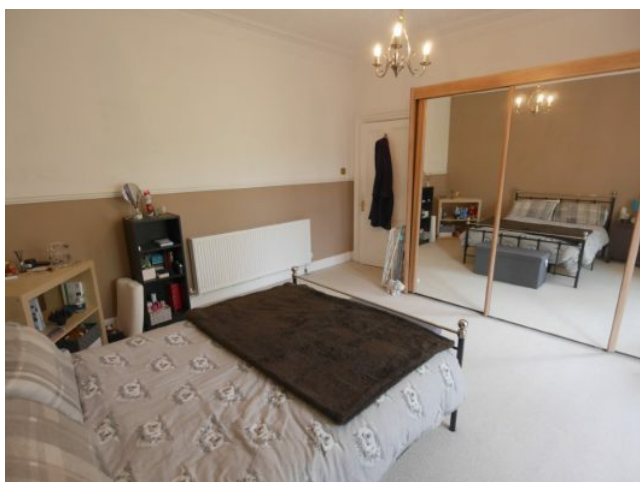
Entered through wooden door with top light. Ceiling spot lights. Coving. Central heating radiator. Fitted carpet.

CUPBOARD (4' X 5'8" OR 1.31M X 1.78M)

Window to the front with vertical blinds. Coat hooks. Fitted carpet.

LIVING/ DINING ROOM (14' X 16'2" OR 4.27M X 4.94M)

Window to the side with vertical blinds. Coving. Decorative chandelier style ceiling light. Alcove with glass shelves. Central heating radiator with thermostat controls. Electric fire with marble effect surround and wooden mantle. Television point. Door into shelved storage cupboard with ceiling light. Fitted carpet.



KITCHEN (9'7" X 10'3" OR 2.95M X 3.15M)

Window to the side and rear with vertical blinds. Ceiling spot lights. Fitted base and wall units. Space for washing machine, tumble dryer and fridge freezer. Stainless steel sink and drainer. Integrated oven and hob with extractor over. Central heating radiator with thermostat controls. Tiled flooring.



BEDROOM 1 (14' X 14'1" OR 4.27M X 4.31M)

Window to the front with vertical blinds. Cornicing. Chandelier style ceiling light. Free standing wardrobes with mirror doors. Central heating radiator with thermostat controls. Fitted carpet.

From the Hallway carpeted staircase to the Landing.

LANDING

Skylight to the front. Inset ceiling spot lights. Access to loft space.



BEDROOM 2 (14'1" X 19'9" OR 4.30M X 6.07M)

Window to the front with curtains. Ceiling light. Central heating radiator with thermostat controls. Large storage cupboard. Telephone point. Fitted carpet.

BATHROOM (7'4" X 7'9" OR 2.27M X 2.42M)

Velux window to the rear. Spot lights. W.C. Wash hand basin. Bath with Mira Jump shower over and shower screen. Chrome ladder style central heating radiator. Laminate wood effect flooring.



OUTSIDE

Communal garden area to the rear.

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. EPC Band D. Council Tax Band C.

ENTRY

By negotiation

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272

DIRECTIONS

Heading on the White Sands towards Dock Head, take a right at the traffic lights onto the A756 over St Michael Street Bridge. At the traffic lights turn right onto Church Street. Continue to follow this road and turn left onto Primrose Street. Number 5B 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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