



6 Hamilton Avenue, Dumfries, DG2 7LW

Offers over £130,000

 3  1  1

  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)

6 Hamilton Avenue, is a 3 bedroom end-terrace house located in an established residential area on the outskirts of Dumfries.

**6 HAMILTON AVENUE**, is a 3 bedroom end-terrace house located in an established residential area on the outskirts of Dumfries. The property has been well maintained and provided ample living space. The property is within walking distance of Troqueer Primary School and a local convenient store, whilst only a mile away from Dumfries Town Centre where a range of other amenities can be found. This property would suit a first time buyer, or a young family.

### ACCOMMODATION

Ground Floor: Entrance hall. Living room.  
Kitchen, Bedroom.

First Floor: Landing. Two Double Bedrooms.  
Bathroom

### HALLWAY

Enter through PVC door. Access to all downstairs accommodation including stairs leading to upper floor. Under stairs cupboard housing electric meter. Fitted carpets. Central heating radiator. Ceiling light.



### LIVING ROOM (3.3M X 4.7M OR 11'0" X 15'4")

Window to front and rear fitted with blinds. Electric fire with marble hearth and timber surround. Central heating radiator. Fitted carpet. Ceiling light.

### KITCHEN (3.2M X 2.3M OR 10'6" X 7'5")

Window to rear fitted with blinds and PVC door to rear garden. Range of wall and base units with cupboard for integrated fridge freezer. Built in gas hob and electric oven with extractor above. Stainless steel sink and drainer with tile splashback. Central heating radiator. Ceiling strip light. Vinyl flooring.



### BEDROOM 3 (2.7M X 3.8M OR 9'0" X 12'7")

This room is classed as a downstairs bedroom, however could be used as a dining room. Window to front fitted with blinds. Fitted carpet. Ceiling light. Central heating radiator.



### LANDING

Access to loft hatch and further two bedrooms and a bathroom as well as storage cupboard. Central heating radiator. Fitted carpet.



### BEDROOM 1 (4.7M X 2.5M OR 15'5" X 8'2")

Window to front and rear fitted with blinds. Wall to wall full height, built-in wardrobes with additional built in cupboard. Central heating radiator. Ceiling light. Fitted carpet.



### BEDROOM 2 (3.3M X 3.8M OR 11'0" X 12'7")

Window to side and rear fitted with blinds. Space for freestanding furniture. Central heating radiator. Fitted carpet. Ceiling light.



### BATHROOM (2.1M X 2.0M OR 7'1" X 6'6")

Opaque window to rear. Three-piece white suite comprising of W.C, Wash hand basin and bath with electric shower above. Single fold glass shower screen. Tiled walls. Fitted carpets. Ceiling light. Central heating radiator.

### OUTSIDE

To the front of the paved area leading to the front door with raised flower beds. To the side of the property is a paved driveway leading to the garage with a path leading you down the side of the property to the rear garden. The front of the property is bounded by a half height stone wall. Immediately to the rear of the property is a patio area with and additional patio area to the rear of the garden. The rest of the garden is laid of gravel for ease of maintenance.



## NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings are included in the sale.

## HOME REPORT

The Home Report is available on [www.onesurvey.org](http://www.onesurvey.org)

## EPC & COUNCIL TAX BANDING

EPC Band D. Council Tax 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

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

[www.braidwoods.com](http://www.braidwoods.com)

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)

