



76 Babbington Drive, Dumfries, DG2 9NY

Offers over £82,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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

This modern, two bedroom ground floor flat is located a short walk from local amenities.

This modern, two bedroom ground floor flat is located a short walk from local amenities. This property boasts two double bedrooms with ample storage space and is perfect for first time buyers, investors or someone looking to downsize. Public transport routes can be found a short walk away which give easy access into the town centre where all amenities can be found.

### ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, 2 Double Bedrooms, Bathroom. Garden to the rear. Driveway.

### ENTRANCE HALL

Entered through door with glazed panel and side light with curtain pole. Ceiling light. Shelved storage cupboard with fuse box, meters and coat hooks. Shelved storage cupboard. Central heating radiator with thermostat controls. Fitted carpet.

### SITTING ROOM (10'9" X 11'7" OR 3.34M X 3.57M)

Window to the front with curtain pole. Ceiling light. Central heating radiator. Television and telephone points. Central heating radiator with thermostat controls. Fitted carpet.





### KITCHEN (10'7" X 10'4" OR 3.27M X 3.19M)

Glazed door with window and curtain pole leading out into the rear garden. Ceiling strip light and pendant light. Fitted base and wall units. Stainless steel sink and drainer. Space and plumbing for fridge freezer and slot in cooker. Washing machine. Tile effect splashback. Extractor fan. 'Ideal' central heating boiler. Tile effect flooring.



### BATHROOM (6'6" X 6'9" OR 2.03M X 2.10M)

Opaque glazed window to the front with blinds. Ceiling light. W.C. Wash hand basin. Wall mounted unit with mirror doors. Tiled splashback areas. Bath with shower over and shower screen. Extractor fan. Mosaic effect flooring.



### BEDROOM 1 (14'8" X 13'3" OR 4.51M X 4.07M)

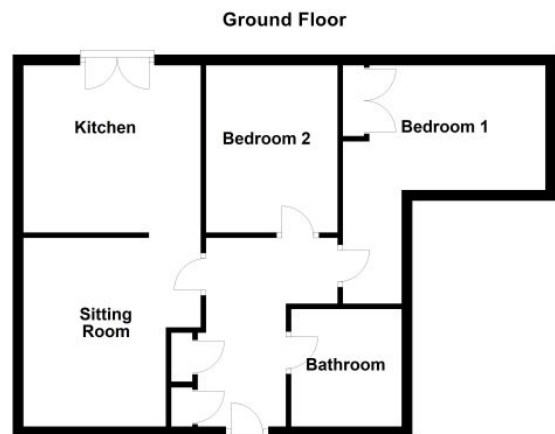
Window to the rear with curtain pole. Two ceiling lights. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail and shelf. Fitted carpet.

### BEDROOM 2 (10'7" X 7'2" OR 3.27M X 2.22M)

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

### OUTSIDE

Lawn to the rear. Front lawn. Garden shed. Paved driveway to the front.



## NOTES

This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings and curtain poles are included in the sale. All doors are wide disabled access. No guarantees are given with any white goods included. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band B. Council Tax Band B.

## VIEWINGS

Please contact Braidwoods Solicitors on 01387 257272.

## ENTRY

By negotiation.

## DIRECTIONS

Leaving Dumfries on Glasgow Road take the 1<sup>st</sup> exit at the mini roundabout onto Lochside Road. At the next mini roundabout turn left onto Alloway Road. Take the second right onto Dalswinton Avenue and first right onto Babbington Drive. Number 76 is on the left.



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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