



9 Barrie Avenue, Dumfries, DG1 2HF

Offers over £58,000



This one bedroom first floor flat is an ideal investment or first time purchase.

This one bedroom first floor flat is an ideal investment or first time purchase. This property has a shared drying green to the rear as well as a private area of garden to the side. All amenities of Dumfries town centre are within walking distance including the Crichton University Campus.

ACCOMMODATION

Sitting Room, Kitchen, Bedroom, Bathroom, Store Room. Garden to the side. Shared Drying Green to rear.

Entered through wooden door with glazed panels to Vestibule area with ceiling light, storage cupboard and timber effect flooring. Carpeted staircase leading to the Landing.

LANDING

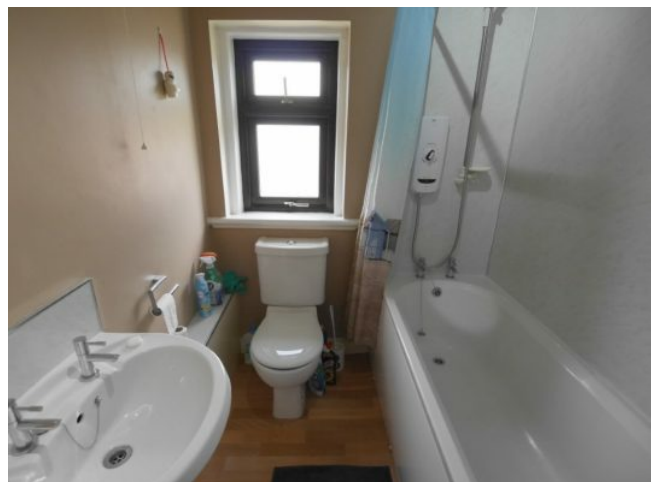
Window to the front with roller blind. Two ceiling lights. Central heating radiator with thermostat controls. Telephone points. Shelved storage cupboard. Fitted carpet.

SITTING ROOM (4.14M X 3.86M OR 13'5" X 12'6")

Window to the rear with curtain pole and curtains. Coving. Decorative ceiling light. Central heating radiator with thermostat controls. Television and telephone points. Shelved alcove. Space for gas fire with timber surround. Fitted carpet.

KITCHEN (2.63M X 2.22M OR 8'6" X 7'2")

Window to the rear. Stainless steel ceiling spot lights. Fitted base and wall units. Stainless steel sink and drainer. Slot in cooker with tiled splashback. W.C. Timber effect flooring.



BEDROOM 1 (3.56M X 3.17M OR 11'6" X 10'4")

Window to the front with curtain pole and curtains. Ceiling light. Central heating radiator with thermostat controls. Built in storage cupboard with hanging rail and shelf. Fitted carpet.

BATHROOM (2.65M X 1.57M OR 8'7" X 5'1")

Opaque glazed window to the side. Stainless steel ceiling spot lights. W.C. Wash hand basin. Bath with new 'Mira Advance' shower over and curtain. Respatex wall cladding. Central heating radiator with thermostat controls. Extractor fan. Timber effect flooring.

STORE ROOM (1.45M X 0.96M OR 4'7" X 3'1")

Window to the side. Ceiling light. Central heating 'Vaillant' boiler. Fitted carpet.

OUTSIDE

Private garden to the side with garden shed. Shared drying green 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, window dressings and white goods are included in the sale. No guarantees are given with any white goods included. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band A.

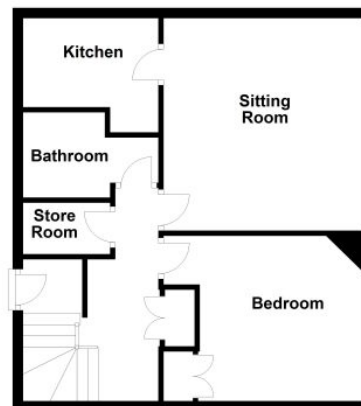
ENTRY

By negotiaition.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

Ground Floor



DIRECTIONS

Heading south east on the Whitesands towards Dockhead turn left at the lights onto St Michaels Bridge Road. At the next lights carry straight on onto Brooms Road. Take the 1st right into Glebe Street. Follow Glebe Street round and turn left onto Barrie Avenue and number 9 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.





BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com