



11 Grierson Avenue, Dumfries, DG1 2HG

This one bedroom first floor flat benefits from bright, well-proportioned rooms and a large rear garden. Being just a short walk from Dumfries town centre, this property is in an ideal location with a supermarket, restaurant and takeaway just on its doorstep as well as being close to all public transport. This property is perfect for first time buyers or as an investment property.

Accommodation

Staircase to 1st Floor, Hall, Sitting Room, Kitchen, Bedroom, Bathroom, Storage Room. Garden to the side and rear. Shared Drying Green. Garden Shed.

**OFFERS OVER
£65,000
ARE INVITED**

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ENTRANCE STAIRCASE

Entered through UPVC door with opaque glazed panel. Window to the rear with curtains. Two ceiling lights. Carpeted staircase with white timber handrails to the Hall.

HALL

Ceiling light. Central heating thermostat. Door to large walk in cupboard with ceiling light and hanging rail. Central heating radiator with thermostat controls. Fitted carpet.

SITTING ROOM (13'11" x 13' or 4.2m x 3.9m)

Window to the front with roller blind, curtain pole and curtains. Ceiling light. Television point. Central heating radiator with thermostat controls. Fitted carpet.



KITCHEN (8' x 10' or 2.4m x 3m)

Window to the rear with roman blind. Four point track ceiling light. Fitted base and wall units with stone effect work surface and splashback. Washing machine. Integrated hob and oven with stainless steel extractor hood over. Stainless steel sink and drainer. Central heating radiator with thermostat controls. Extractor fan. Timber effect flooring.



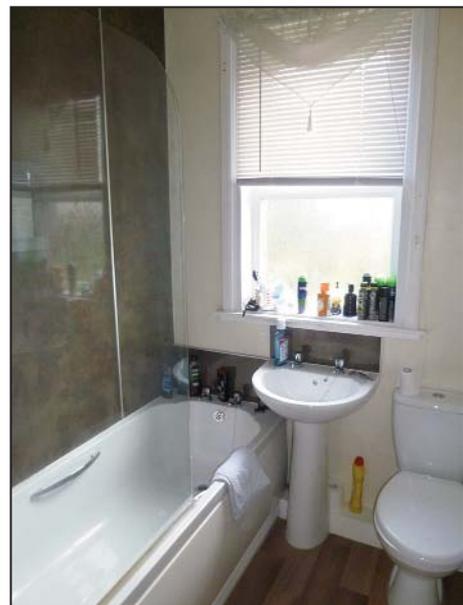
BEDROOM (11'9" x 13'1" or 3.6m x 3.9m)

Window to the front with roller blind, curtain pole and curtains. Ceiling light. Television point. Central heating radiator with thermostat controls. Fitted carpet.



BATHROOM (5'5" x 5'1" or 1.6m x 1.8m)

Opaque glazed window to the rear with venetian blind. Ceiling light. Bath with shower over and shower screen. 'Respatex' wall cladding. W.C. Wash hand basin. Ladder style central heating radiator. Timber effect flooring.



STORAGE ROOM (7'2" x 3'5" or 2.1m x 0.9m)

From Hall through timber door. UPVC double glazed window to the side. Ceiling light. 'Alpha' gas central heating boiler and fuse boxes. Fridge. Freezer. Fitted carpet.

OUTSIDE

Lawn to side and rear. Garden Shed. Shared drying green to the rear.



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.

NOTES

This property has an ample supply of power points, full UPVC double glazing and full gas central heating. All fixed floor coverings, window dressings and white goods are included. No guarantees are given with the white goods included. Home Report available. EPC band C. Council Tax Band A.

ENTRY

By negotiation.

VIEWING

Contact Braidwoods Solicitors on (01387) 257272 or seller on 07585508110

DIRECTIONS

Heading southeast on the Whitesands towards Dockhead turn left at the lights. Continue straight on Brooms Road, at the roundabout take the 3rd exit and then take third right onto Eastfield Road. Continue on this road and take first right onto Rosevale Street and then next right onto Grierson Avenue. Continue along this road and hold left, Number 11 is on your left hand side.

The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.
DUMFRIES & GALLOWAY SOLICITORS PROPERTY CENTRE 14 Queensberry Street, Dumfries DG1 1EX. Tel: 01387 252684/254010. Fax: 01387 250585.