



## **32 GRANT COURT, DUMFRIES, DG1 2RB**

ATTRACTIVE FIRST FLOOR FLAT IN DESIRABLE RESIDENTIAL DEVELOPMENT. WITHIN WALKING DISTANCE OF DUMFRIES TOWN CENTRE AND LOCAL AMENITIES. THE PROPERTY HAS VIEWS ACROSS DOCK PARK AND WELL-MAINTAINED COMMUNAL GARDENS. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION: COMMUNAL STAIR AND LANDING, ENTRANCE PORCH, LIVING ROOM, KITCHEN, HALLWAY, 2 BEDROOMS, BATHROOM, DESIGNATED PARKING SPACE, SHARED GARDEN AND DRYING AREA. DOUBLE GLAZING.

PRICE – FIXED £115,000

REF. B21315

## Property Overview

This is a well-maintained first floor flat, situated in a highly desirable residential area with outlooks to the rear over Dock Park and towards the River Nith. The property is within walking distance of Dumfries town centre and offers easy access to the local hospital and university. The property benefits from double glazing throughout and all curtains and blinds are included in the sale.

## **ACCOMMODATION**

### **COMMUNAL STAIRS AND LANDING**

Cupboard housing electricity meters. 32 is accessed through the door on the left-hand side at the top of the stairs.

### **ENTRANCE PORCH**

**2'11" x 2'10" (approx.)**

Carpet. Centre light. Large storage cupboard housing hot water tank with shelves, hanging rail, double power point and light.

### **LIVING ROOM**

**14'11" x 12'2" (approx.)**

Double glazed window. Carpet. Wooden curtain pole. Vertical blinds and curtains. Electric fire with wooden surround. Storage heater. Decorative centre light. TV point. 3 double and 1 single power points.



## **KITCHEN**

**7'6" x 6'7" (approx.)**

Modern kitchen with range of fitted units and work surfaces. Integral fridge. 1½ sink with side drainer and mixer tap. Servis washer/dryer (included). Electric oven and hob. Extractor fan. Double glazed window to rear with views across Dock Park. Roller Blind. Ceiling lights. Vinyl floor. Tiled splashbacks..



## **HALLWAY**

**5'3" x 3'6" (approx.)**

Ceiling light. Carpet. Hatch to loft. Double power point. Telephone point.

## **MASTER BEDROOM**

**11'5" x 9'1" (approx.)**

Double glazed window. Triple mirrored fitted wardrobes with shelf and hanging rail. Pendant light. Storage heater. 2 double and 2 single power points. Wooden curtain pole, vertical blinds and curtains. Carpet.



## **BEDROOM**

**11'1" x 7'10" (approx.)**

Currently used as a study. Carpet. Pendant light. 2 double and 1 single power point. Storage heater. Double glazed window with views across Dock Park. Vertical blinds and curtains.

## **BATHROOM**

**7'6" X 5'4" (approx.)**

Double glazed frosted window. Roller blind. 3 piece bathroom suit comprising bath with Mira Vie electric shower, pedestal sink and w.c. Fully tiled. Centre light. Laminate floor.

## **OUTSIDE**

Dedicated parking space. Shared drying green and communal gardens.



## **VIEWING**

Is by telephoning the selling agents, Messrs. Primrose and Gordon Solicitors and estate Agents, Dumfries on 01387 267316 during office hours and outwith office hours by contacting the seller on 07970 478598.

## **SERVICES**

Mains, Electricity and drainage. Land line telephone.

## **ENTRY**

By arrangement.

## **DIRECTIONS**

See plan.

## **HOME REPORTS**

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at [www.onesurvey.org](http://www.onesurvey.org). Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

## **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents, Messrs. Primrose & Gordon, so as to be notified of any Closing Date that may be fixed for offers.

## **Disclaimer**

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.