



**20 BRAEMAR AVENUE**  
DUMFRIES, DG1 3BQ  
**PRICE: OFFERS OVER £62,000**

Primrose & Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



Room dimensions:

Entrance vestibule	3'09" x 4'08" (approx)
Living Room	13'00" x 14'06" (approx)
Kitchen	10'04" x 7'02" (approx)
Bedroom	10'08" x 14'07" (approx)
Bathroom	6'06" x 4'10" (approx)

Home Report—[www.onesurvey.com](http://www.onesurvey.com)

**EPC = D**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. This is in line with current Covid-19 regulations.





20 Braemar Avenue is a spacious ground floor one bedroom flat, centrally located in a popular residential area of Dumfries. The property is within walking distance of public transport links and local amenities including supermarkets, shops, primary and secondary schools, train station, hospital, medical centres and, in particular, a top class Italian restaurant. Benefits from double glazing and garden. Would be ideal for a first time buyer or a as a buy-to-let investment.

The accommodation comprises: entrance vestibule with large cupboard, entrance hallway with doors to all rooms, alcove with shelf. Large and bright living room with windows to front with vertical blinds, electric fire with tiled hearth and alcove with cupboard and shelf. Modern fitted kitchen with wall and base units, sink with mixer tap and left hand drainer, built-in Zanussi electric cooker and four ring hob with extractor fan, Beko washing machine and fridge/freezer included in the sale. Good size double bedroom with window to front. Bathroom with W.C., washhand basin and bath with Triton shower. Outside there is a garden laid to lawn at the front and rear along with a shed and shared drying green.



### **SERVICES**

Mains water, electricity and drainage.

### **OFFERS**

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

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

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.







