



54 BROOMS ROAD
DUMFRIES, DG1 2LA
PRICE: OFFERS OVER £88,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions: (all approx.)

1st floor hall 14'00" x 4'08" (4.28m x 1.43m)
 Living Room 13'04" x 13'07" (4.15m x 4.08m)
 Kitchen 10'09" x 9'00" (2.75m x 3.30m)
 Bedroom 1 13'00" x 13'08" (4.19m x 3.99m)
 Bedroom 2 7'10" x 10'05" (3.21m x 2.40m)
 Shower Room 8'09" x 7'10" (2.61m x 2.39m)
 Basement -
 Storage Room 6'08" x 10'05" (3.19m x 3.02m)
 W. C. 2'11" x 5'09" (0.89m x 1.77m)
 Room 10'04" x 13'04" (4.07m x 3.61m)

Home Report—www.onesurvey.com

EPC = D

Council Tax Band = B

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. These will be carried out in line with current Covid-19 regulations.



Spacious, two bedroom, first floor sandstone flat, situated in an excellent central location in Dumfries, with easy access to town centre amenities such as shops, supermarkets, colleges, museums and public transport services. Public car parking is available at Brooms Road car park just across the street. The property is convenient for both Lidl and Morrisons supermarkets, and within walking distance of local schools and the University. Benefits from basement, shared garden, gas central heating and double glazing.

The accommodation comprises: entrance hall with stairs and handrail leading to hallway, loft hatch and doors to living room, kitchen, bedrooms and shower room. Large and bright living room with windows to front, electric wall mounted fire (included in sale). Modern fitted kitchen with wall and base units, sink with mixer tap right hand drainer and vegetable preparation area, built-in electric oven and four ring hob with extractor fan, built-in dishwasher, part-tiled with window to the front, space for washing machine and fridge/freezer. Bedroom one is a large double bedroom with window overlooking the rear and the second bedroom is a double also overlooking the rear. Shower room is a U-shaped room with W.C., washhand basin and shower cubicle, part Respatex and window to side. From the entrance hall there is a door leading to the basement, the basement has a storage room with shelves and W.C., kitchenette area with sink and base unit, good size room that could have a variety of uses, with window to rear and door leading to garden. The garden is shared with the ground floor flat.



SERVICES

Mains water, electricity, gas 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.



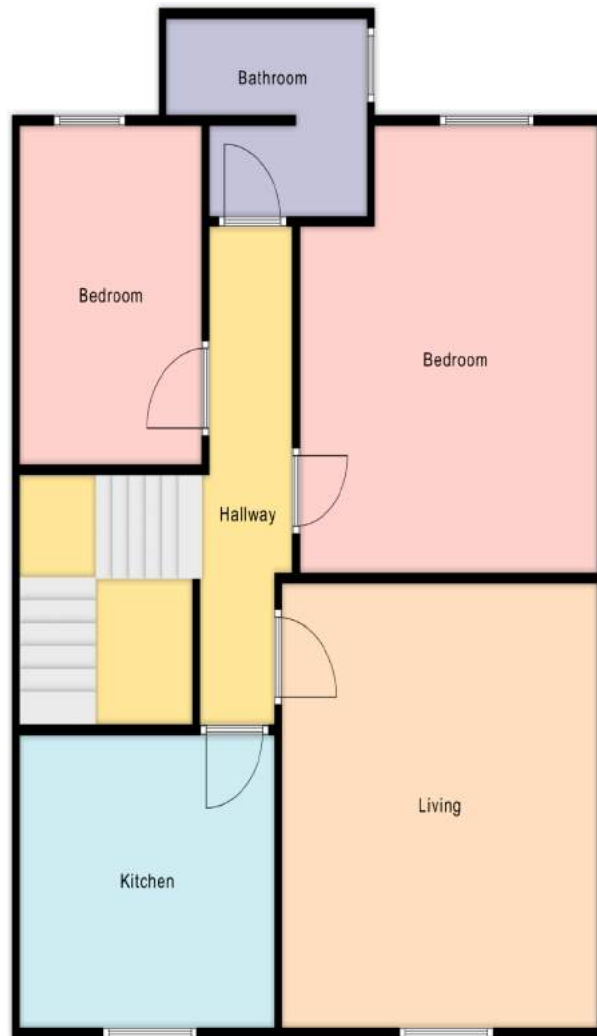






54 Brooms Road, Dumfries

First Floor



This plan is for illustrative purposes only and may not accurately represent the property. The plan is not to scale.

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