



63 BRODIE AVENUE, DUMFRIES, DG2 7EB

PRICE: OFFERS OVER £85,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 4.70m x 3.69m (approx)

Kitchen 3.20m x 2.14m (approx)

Shower Room 1.53m x 2.74m (approx)

Bedroom 4.57m x 3.20m (approx)

EPC — D

Council Tax Band — A

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This well presented, one bedroom, ground floor flat is located in the Ryedale area on the outskirts of Dumfries. The property is just a short walk into Dumfries town centre which has various local amenities such as supermarkets, convenience stores, Doctors' surgeries, Dentists, leisure facilities, primary and secondary schools, eateries and onward travel via both bus and rail. Benefitting from gas central heating, double glazing and good storage throughout, with low maintenance gardens, garage and off-street parking. Viewings are highly recommended.

The accommodation comprises: spacious living room to the front of the property; kitchen with floor and wall cupboards, integrated electric hob and oven, space and plumbing for washing machine and fridge/freezer; shower room with W.C., washhand basin and electric walk-in shower; spacious double bedroom with built-in wardrobes and views to the rear of the property. There is also a garage to the side of the property which has electricity installed.



SERVICES

Mains water, gas, 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.

