

Brazenall & Orr

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2 GILLBRAE, DUMFRIES, DG1 4BP

**OFFERS OF £57,500 or above are
invited**

EPC – D

2 GILLBRAE, DUMFRIES, DG1 4BP

Ideal for a first time buyer or as a buy to let, this one bedroomed house is situated in a popular, quiet residential area. The property is within walking distance of Dumfries Town Centre and many amenities including St Andrew's and St Michael's Primary Schools, St Joseph's College, Gillbrae Medical Centre and Georgetown Library. Accommodation: Vestibule, Lounge, Kitchen, Double Bedroom and Bathroom. Double glazing. Electric heating. Easily maintained garden area to side.

Vestibule

Door. Small window to side. Tiled floor. Electric storage heater.

Lounge

3.40m x 3.91m (11'2" x 12'8" or thereby). Door from Vestibule. Two double glazed windows to the front. Electric storage heater. Ceiling light fitting. Carpet. Door to kitchen. Wooden staircase to upper floor.



Kitchen

1.62m x 3.23m (5'3" x 10'6" or thereby). Range of fitted wall and base units with work surfaces above. Sink with single drainer and mixer tap. Electric hob and oven. Plumbing for automatic washing machine. Tiled floor. Storage cupboard with coat hooks. Window to side. Door to Lounge.



Landing

Doors to Bedroom and Bathroom. Two large storage cupboards, one housing water tank.

Bedroom

2.97m x 3.08m (9'7" x 10'1" or thereby). Double bedroom. Door off landing. Carpet. Ceiling light fitting. Built-in wardrobe with sliding mirrored doors. Electric storage heater. Window to side and front.



Bathroom

1.92m x 1.94m (6'29" x 6'36" or thereby) Door off Landing. Three piece white suite comprising bath with electric shower over, WC and wash hand basin. Bath screen. Partially tiled. Window to the side.



Outside

Paved garden area to side. Access over neighbouring garden.

**Viewing**

Strictly by appointment through the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries. Tel: (01387) 255695.

Offers

Offers of £57,500 or above are invited.

Home Report

A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.

EPC

The Energy Performance Rating is D.

Closing Date

Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed.

Note:

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars has been tested by the Selling Agents.

A Closing Date for Offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.

