

# BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

[www.brazenallandorr.co.uk](http://www.brazenallandorr.co.uk)

104 Irish Street, Dumfries, DG1 2PB Tel: 01387 255695

**53 LOCKERBIE ROAD,  
DUMFRIES**



Ideal property for a first time buyer or as a buy to let investment, this bright, spacious two bedroom maisonette is situated a short walk from Dumfries Town Centre and is ideally located for access to local shops, Dumfries High School and David Keswick Athletic Centre. Accommodation consists of: Shared Vestibule, Entrance Hallway, Kitchen, Lounge, Double Bedroom, Single Bedroom and Bathroom. Double Glazing and Gas Central Heating.

**GUIDE PRICE £65,000**

**General:** This spacious two bed maisonette is ideally located on the Lockerbie Road making it only a short walk to Dumfries Town Centre and the Peel Shopping Centre. The property is ideally located for access to Dumfries High School and David Keswick Athletic Centre as well as local amenities. The property sits on a regular bus route and is in close proximity to Dumfries Train Station.

**ACCOMMODATION COMPRISES:**

**Entrance Hallway:**

Wooden door with frosted glass panel. Radiator. Smoke alarm. Carpet. Hallway leads off to kitchen and stairs to upper landing. Overhead cupboard housing electricity meters.

**Kitchen:**

**13' 4 x 10' 8 (4.1m x 3.31m)**

Vinyl wood effect flooring. Double glazed window to rear. Mixture of base units, wall cupboards and worktops. Alcove shelving. Electric cooker with extractor hood. Telephone points. Radiator. Single drainer sink unit with mixer tap. 7 x 13amp sockets. Overhead strip light. Understairs storage cupboard with light fitting and 2 x 13amp sockets. White goods including washing machine and fridge freezer included. Leads off to lounge.



**Lounge:**

**13' 9 x 13' 1 (4.23m x 3.99m)**

Spacious lounge with Carpet. Radiator. Ceiling light. Smoke alarm. TV aerial point. 8 x 13amps sockets. Double glazed window to front. Fireplace with log effect gas fire, tiled hearth and wooden surround.



**Upper Landing:**

Carpet. Smoke detector. Thermostat.  
Leads off to bathroom and bedrooms.

**Bedroom 1:**

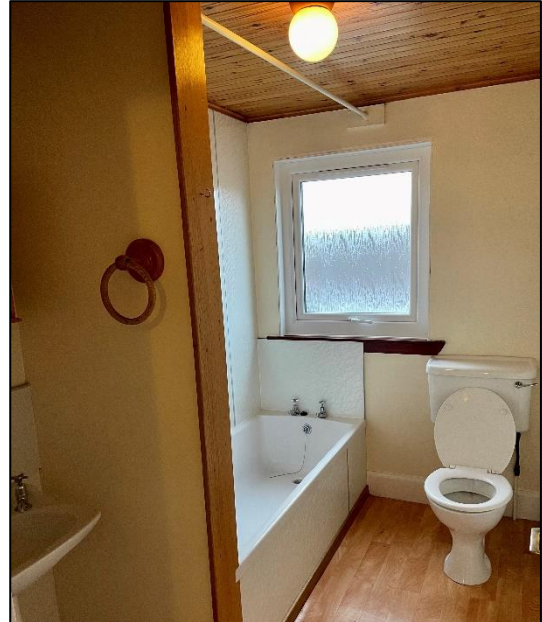
**11'6 x 10' 3 (3.54 m x 3.14m)**  
**(At widest points)**

Double bedroom. Carpet. Radiator.  
8 x 13amps sockets. Ceiling light.  
Telephone point. Large double glazed  
window to rear.

**Bathroom:**

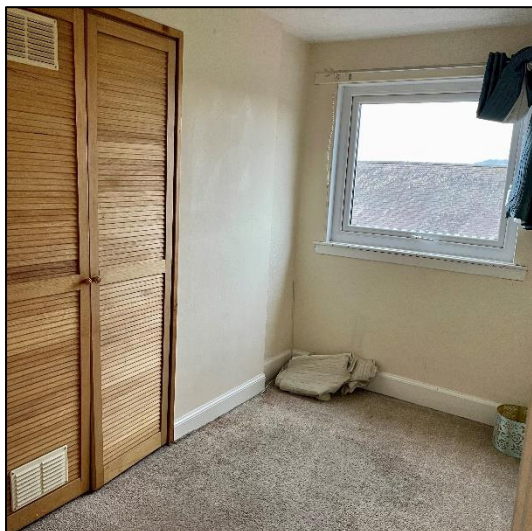
**8' 1 x 5' 7 (2.45m x 1.73m)**

Wood effect vinyl flooring. Radiator.  
Ceiling light. Frosted double glazed  
window to front. Sink with mirrored  
wall cabinet. W/C. Bath with overhead  
Mira electric shower and Respatex  
surround, rail for shower curtain.

**Bedroom 2:**

**11' 6 x 5' 9 (3.54m x 1.79m)**

Single bedroom. Carpet. Radiator.  
2 x 13amp sockets. Ceiling light.  
Double glazed window to front.  
Carbon monoxide detector. Hatchway  
to the loft. Built in cupboard with  
hanging and shelving space and  
2 x 13amp sockets. A second built-in  
cupboard houses the hot water tank  
and Baxi boiler.

**Outside:**

Access via shared yard at rear of the  
property. Concrete steps leading to  
front door with store below. Shared  
drying area.



## Notes:

Home Report access details: - [www.packdetails.com](http://www.packdetails.com) Ref:694731 Post Code: DG1 3AY

EPC Rating – E Council Tax Band – B

Extras - Carpets and Blinds are included

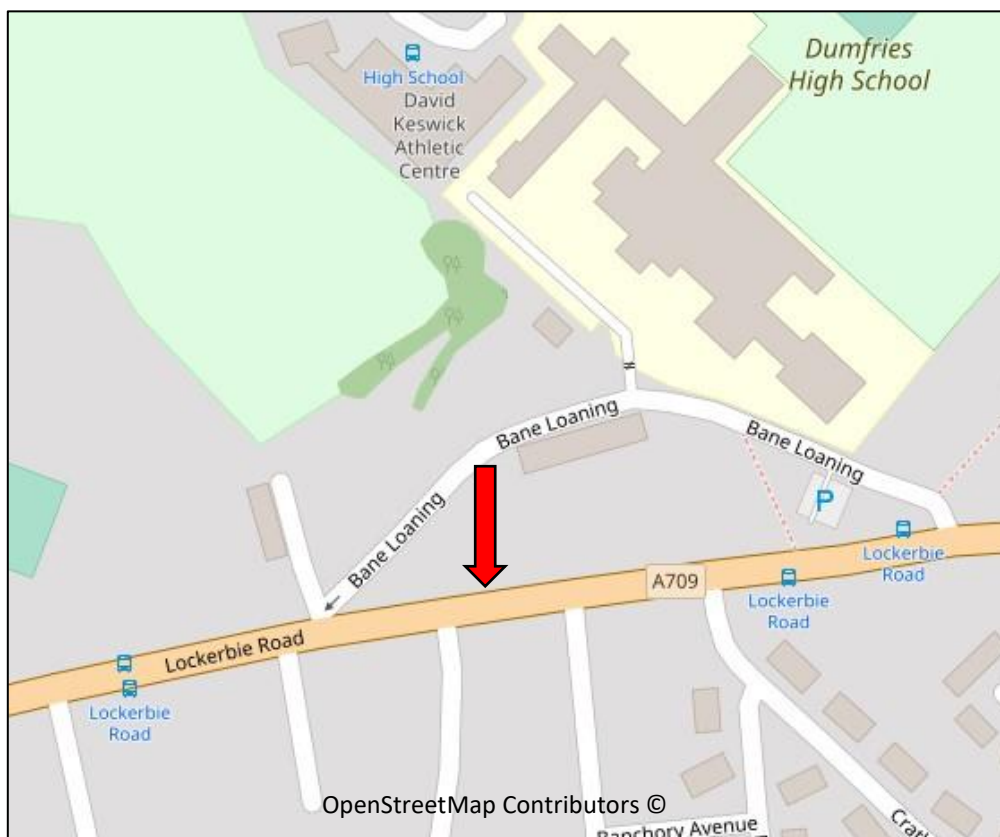
All dimensions are approximate and quoted for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances do not imply that they are necessarily in working order or fit for purpose.

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

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 have 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.



**Viewing:** To arrange a viewing please contact the selling agents on 01387 255695

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