

# Brazenall & Orr

## Solicitors & Notaries

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## **1 WESTPARK TERRACE, TROQUEER ROAD, DUMFRIES, DG2 7SU**

**Ideal property for a first time buyer or as a buy to let investment, this bright, one bedroom GROUND FLOOR FLAT is situated a short walk from Dumfries Town Centre and all amenities via the Suspension Bridge.**

**Offers in the Region of £58,500**

**EPC = D**

## Property Description

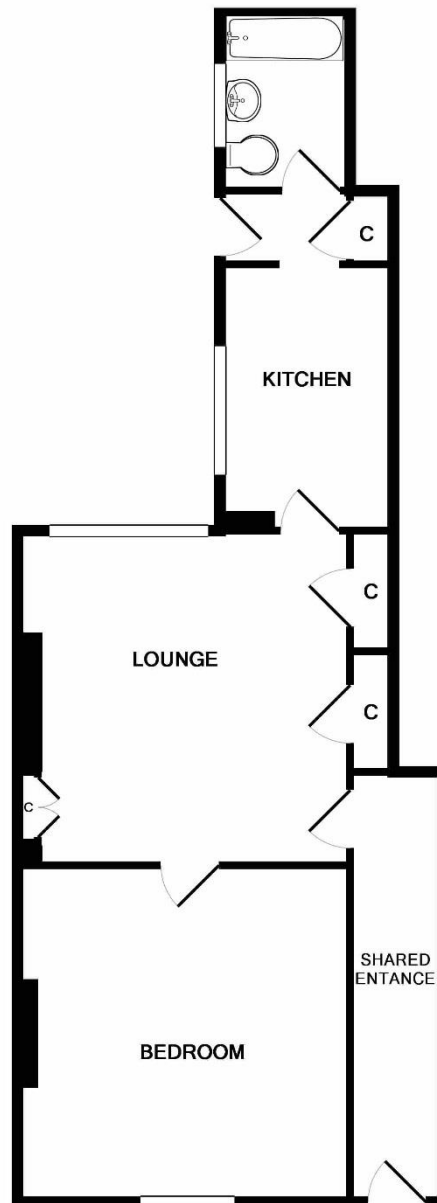
This bright, GROUND FLOOR FLAT is located in the popular Troqueer Area a short walk from Dumfries Town Centre via the Suspension Bridge giving access to shops, restaurants/pubs and leisure facilities. Millgreen and Dock Park are also a short walk away. The property would be an ideal purchase for a first time buyer or as an investment opportunity with accommodation comprising:- Communal Entrance Hall to the front, Lounge, Galley Kitchen, Double Bedroom, Bathroom and Lobby giving access to a drying area to the rear. The property benefits from double glazing and gas central heating throughout. The communal entrance gives access to the Lounge with a window to the rear and built-in storage cupboards. The Bedroom is to the front of the property and is accessed from the Lounge. The Kitchen is off the Lounge with a window to the rear. This leads into the rear Lobby which in turn gives access to the Bathroom.





**Measurements:-**

Lounge: 4.27m x 3.95m (14'0" x 12'11") or thereby  
Kitchen: 3.39m x 2.21m (11'0" x 7'03") or thereby  
Double Bedroom: 4.27m x 4.17m (14'0" x 13'08") or thereby



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Notes

Home Report access details:- [www.packdetails.com](http://www.packdetails.com) Ref: HP574530 Post Code: DG2 7SU

EPC Rating – D

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.