

# **Brazenall & Orr**

## ***Solicitors & Notaries***

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**13 BACK ROW, GASSTOWN, DUMFRIES,  
DG1 3JH**

**OFFERS IN THE REGION OF £120,000**

**EPC – E**

## **13 BACK ROW, GASSTOWN, DUMFRIES, DG1 3JH**

Deceptively well-proportioned MID-TERRACED COTTAGE which has been extended to provide a comfortable family home comprising:- Entrance Hall, Lounge, Dining Room/Bedroom, Modern Fitted Kitchen and Bathroom on the ground floor with a further Two Double Bedrooms on the first floor. Gas central heating and double glazing throughout. The property, which is situated just off the Annan Road, is in a popular residential area of Dumfries and is conveniently located for easy access to Dumfries Town Centre and the Bypass. There is a large enclosed tiered garden with open outlook to the rear comprising grassed areas, patio areas, mature shrub/flower borders and mature trees. Viewing recommended to fully appreciate the accommodation this property offers.

### **Accommodation:-**

**Hallway** Tiled floor. Central heating radiator. Smoke alarm. Under stairs storage cupboard.

**Lounge** **4.65m x 3.27m (15'03" x 10'08") or thereby.** Double glazed window to the front with wooden Venetian blinds and curtain pole. Fitted carpet. Electric fire set on marble hearth with wooden surround. Central heating radiator. Ceiling light.



### **Dining Room/ Bedroom 3**

**4.71m x 3.32m (15'05" x 10'10") or thereby.** Double glazed window to the front with wooden Venetian blinds and curtain pole. Wooden floor. Central heating radiator. Ceiling light fitting.



### **Kitchen**

**2.89m x 2.76m (9'05" x 9'0") or thereby.** Large double glazed window to the rear with roller blind. Modern fitted kitchen comprising base, drawer and wall units. Electric cooker with chimney style cooker hood. Dishwasher, washing machine and fridge/freezer included in the sale. Breakfast bar. Vinyl floor covering. Central heating radiator. Ceiling spotlight fitting.





## **Bathroom**

Patterned double glazed window to the rear with Venetian blinds. Three piece suite comprising bath with shower over, pedestal wash hand basin and WC. Central heating radiator. Ceiling light fitting.



## **Inner Hall**

Fitted carpet. Coat hooks. Ceiling light fitting.

## **Rear Hall**

Built-in storage cupboard housing central heating boiler. Vinyl floor covering. Ceiling light fitting. Door leading to rear garden.

**Carpeted stairs from hall leading to first floor landing.**

## **Landing**

Carpet. Large built-in storage cupboard.

## **Bedroom 1**

**3.10m x 3.10m (10'02" x 10'02") or thereby.** Double glazed window to the rear with roller blind and curtain pole. Fitted carpet. Central heating radiator. Recessed display shelving. Built in storage/wardrobe.



## Bedroom 2

3.08m x 2.80m (10'01" x 9'02") or thereby. Double glazed window to the rear with roller blind. Fitted carpet. Central heating radiator. Built-in storage cupboard. Ceiling light fitting.



## Outside

Tiered garden to the rear comprising grassed areas, patio/decked areas and mature flower/shrub borders.  
Open outlook.  
Garden shed/store.  
Outside light.





**Viewing**

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

**Offers**

Offers in the Region £120,000 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**

Energy Performance Rating = E

**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 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.