

Brazenall & Orr

Solicitors & Notaries

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**37 VERDUN SQUARE, DUMFRIES,
DG1 2ED**

OFFERS IN THE REGION OF £58,000

EPC – D

37 VERDUN SQUARE, DUMFRIES, DG1 2ED

GROUND FLOOR FLAT in a sandstone block of four situated in a quiet cul-de-sac, just off the Brooms Road and within easy reach of Dumfries Town Centre, schools and shops. The property may benefit from a degree of upgrading but would be ideal as a buy to let investment or for a first time buyer. The accommodation comprises:- Entrance Hallway, Living Room, Kitchen, Double Bedroom and Shower Room. Gas central heating. Double glazing. There is a paved area to the front allowing off road parking with a paved and gravel area and a shared drying green to the rear.

Accommodation:-

Hallway Laminate flooring. Central heating radiator. Ceiling light fitting. Smoke alarm. Three large storage cupboards.

Living Room **4.46m x 3.95m (14'07" x 12'11") or thereby.** Large double glazed window to the front with vertical blinds. Fitted carpet. Central heating radiator. Electric fire set on modern hearth and surround. Ceiling light fitting.



Kitchen **3.12m x 2.26m (10'02" x 7'5") or thereby.** Double glazed window to the rear with vertical blinds. Fitted base and wall units along modern lines. Space for cooker. Stainless steel sink with single drainer. Plumbing for automatic washing machine. Laminate flooring. Fluorescent ceiling light. Central heating radiator. Central heating boiler.



Bedroom

4.44m x 3.23m (14'06" x 10'07") or thereby. Double glazed window to the front with vertical blinds. Carpet. Central heating radiator. Ceiling light fitting.

Shower Room

Double glazed window to the rear with roller blind. Three piece suite comprising shower cubicle, wash hand basin and WC. Vinyl floor covering. Central heating radiator. Ceiling light fitting.

Outside

Paved area to the front providing off road parking. Shared drying green to the rear. Paved and gravel area to the rear.



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 of £58,000 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 = 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 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.