

Brazenall & Orr

Solicitors & Notaries

104 Irish Street, Dumfries, DG1 2PB

Tel: (01387) 255695

Fax: (01387) 252036



**WAVERTON, 1 PLEASANCE AVENUE,
DUMFRIES, DG2 7JJ**

OFFERS IN THE REGION OF £135,000

EPC – B

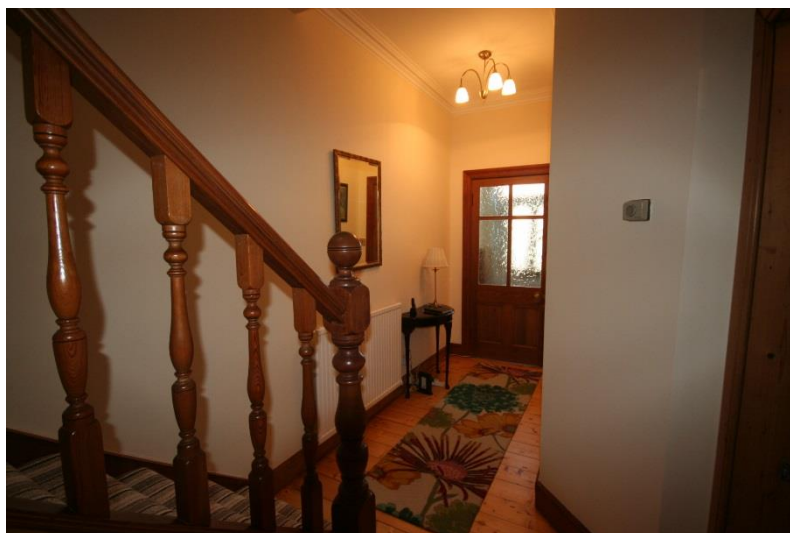
WAVERTON, 1 PLEASANCE AVENUE, DUMFRIES, DG2 7JJ

Very well maintained, semi-detached villa, presented in walk-in condition and situated within walking distance of Dumfries Town Centre. Conveniently located for easy access to local amenities including Troqueer Primary School, St Michael's Medical Centre, Robert Burns Centre and the Dock Park. The accommodation comprises: Entrance Vestibule, Hallway, Lounge, Sitting Room/Dining Room and Kitchen on the ground floor with Three Bedrooms and Family Bathroom on the first floor. The property benefits from double glazing and gas central heating throughout. Easily maintained garden areas to the front and rear. Viewing highly recommended.

Accommodation comprises:

Entrance Vestibule Decorative tiled floor. Cupboard housing electric meter. Partially glazed door leading to:-

Hallway Wooden floor. Central heating radiator. Downstairs WC/cloakroom with plumbing for washing machine. Telephone point.



Lounge **3.83m x 3.82m (12'7" x 12'6") or thereby.** Double glazed window to the front with roller blind. Marble effect fireplace with hearth and inset gas fire. Fitted carpet. Central heating radiator.



**Sitting Room/
Dining Room**

3.91m x 3.22m (12'10" x 10'6") or thereby. Double glazed window to the rear with roller blind. Fitted carpet. Decorative fireplace with marble effect hearth, inset gas and wooden surround. Central heating radiator. Low level cupboard with display shelving above.



Kitchen

3.23m x 2.19m (10'7" x 7'02") or thereby. Double glazed window to the rear with wooden Venetian blind. Modern fitted kitchen with good range of base and wall units. Integrated fridge, dishwasher, electric oven, gas hob and extractor. Stainless steel sink with mixer tap and single drainer. Ceiling spotlight fitting. Tiled floor. Double glazed door leading to rear garden.



Carpeted stairs leading to Half Landing:-

Bathroom

Double glazed window with wooden Venetian blinds. Three piece white suite comprising bath with shower over, pedestal wash hand basin and WC. Fully tiled. Laminate flooring. Built-in cupboard housing central heating boiler. Heated towel rail.



Landing

Carpet. Ceiling light fitting.

Bedroom 1

3.77m x 3.24m (12'04" x 10'07") or thereby. Double glazed window to the front with roller blind. Fitted carpet. Central heating radiator. Good range of fitted wardrobes.



Bedroom 2

3.29m x 3.22m (12'10" x 10'06") or thereby. Double glazed window to the rear with roller blind. Fitted carpet. Central heating radiator. Built-in cupboard with double mirrored doors.



Bedroom 3

2.70m x 1.99m (8'10" x 6'06") or thereby. Velux window with roller. Fitted Carpet. Central heating radiator.

**Outside**

Easily maintained garden to the front comprising lawn and flower border.

Lawn and paved patio area to the rear.

Summer house.

Garden shed.

**Viewing**

Strictly by appointment by contacting the Selling Agents, Messrs Brazenall and Orr, Tel: (01387) 255695.

Offers

Offers in the Region of £135,000 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 - B

Note

The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest or indeed any offer.

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 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.