

Brazenall & Orr

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**28 ROSEMOUNT COURT, HILL STREET,
DUMFRIES, DG2 7AQ**

OFFERS IN THE REGION OF £80,000

EPC – E

28 ROSEMOUNT COURT, HILL STREET, DUMFRIES, DG2 7AQ

Deceptively spacious ground floor flat situated on the Maxwelltown side of the River Nith yet only a few minutes walk from Dumfries Town Centre. The accommodation comprises:- Hallway, Lounge/Dining Room, Kitchen, Two Double Bedrooms and Shower Room. The property benefits from double glazing and electric heating throughout. There are well maintained communal gardens around the property and an allocated carport/parking space. Ideal property for a first time buyer or as a Buy to Let investment.

Entrance Hallway

Patterned glazed door leads in to 'L' shaped hallway. Fitted carpet. Two ceiling light fittings. Built-in double cupboard housing electric meter. Built- in shelved airing cupboard. Electric storage heater. Smoke alarm.

Lounge/Dining Room

6.69m x 3.63m (21'11" x 11'10") or thereby. Patterned glazed door from Hallway. Large window to the front. Window to the side. Fitted carpet. Two ceiling light fittings. Two electric storage heaters. Electric fire.



Kitchen

3.22m x 2.28m (10'11" x 7'05") or thereby. Window to the rear. Fitted base and wall units. Integrated ceramic hob and electric oven. Stainless steel sink with single drainer and mixer tap. Plumbed for automatic washing machine. Vinyl floor covering. Fluorescent light. Large built-in shelved cupboard.

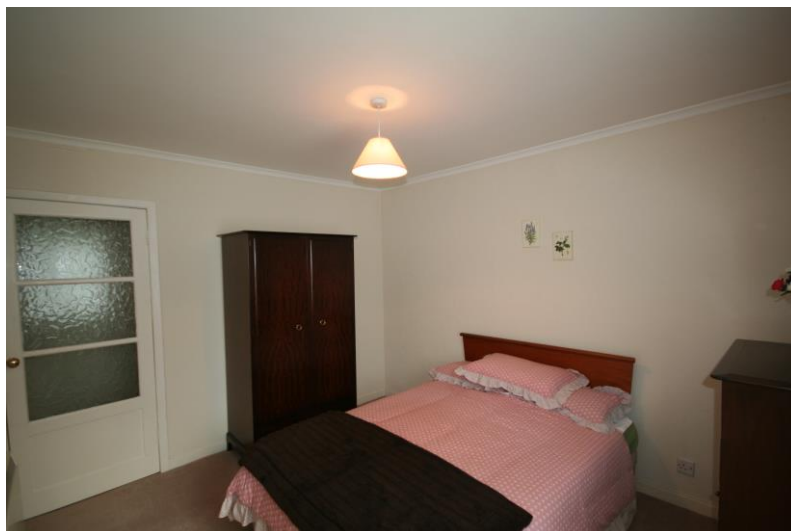


Bedroom 1

3.58m x 3.03m (11'09" x 9'11") or thereby. Access from Hallway. Window to the front. Built-in double wardrobe with shelf and hanging rail. Fitted carpet. Electric storage heater. Ceiling light fitting.

Bedroom 2

3.58m x 3.03m (11'09" x 9'11") or thereby. Access from Hallway. Window to the front. Built-in double wardrobe with shelf and hanging rail. Fitted carpet. Wall mounted electric panel heater. Ceiling light fitting.



Shower Room

Patterned double glazed window to the rear. Three piece white suite comprising large shower cubicle, wash hand basin in vanity unit and WC. Built-in shelving. Carpet. Ceiling light fitting. Heated towel rail.



Outside

Designated parking space/car port. Communal gardens.

**Viewing**

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

Offers

Offer in the Region of £80,000 are invited

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.

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

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.