

# **Brazenall & Orr**

## ***Solicitors & Notaries***

**104 Irish Street, Dumfries, DG1 2PB**

**Tel: (01387) 255695**

**Fax: (01387) 252036**



**20 CORBERRY MEWS, DUMFRIES,  
DG2 7AX**

**FIXED PRICE £110,000**

**EPC – C**

## **20 CORBERRY MEWS, DUMFRIES, DG2 7AX**

This GROUND FLOOR FLAT is situated in a quiet courtyard Development on the Maxwelltown side of the River Nith yet only a few minutes walk from Dumfries Town Centre. The property presents an ideal purchase for a wide variety of potential buyers. The accommodation comprises:- Shared Entrance with door entry system, Vestibule, Hall, Living Room, Kitchen, Two Bedrooms and Bathroom. The property benefits from double glazing and gas central heating throughout. There are communal gardens to the front and rear of the property and an allocated parking space.

Shared Entrance with Door Entry System leading to:-

### **Entrance Vestibule**

Patterned glazed door. Built-in cupboard housing security alarm and electricity meter. Patterned glazed door leading to:-

### **Hallway**

**2.92m x 1.70m (9'7" x 5'7") or thereby.** Laminate flooring. Ceiling light fitting. Central heating radiator. Direct access to all accommodation.



### **Living Room**

**4.55m x 3.68m (14'11" x 12'1") or thereby.** (Measurements exclude the bay window area). Patterned glazed door from the Hall. Double glazed bay window to the rear and small double glazed window to the side. Fitted carpet. Ceiling light fitting. Central heating radiator.





### **Kitchen**

**3.66m x 2.26m (12'0" x 7'5") or thereby.** Double glazed window to the side. Fitted base and wall units. Integrated eye-level oven, ceramic hob and extractor. Sink with single drainer and plumbing for automatic washing machine. Built in storage cupboard. Wall mounted central heating boiler. Fluorescent ceiling light. Laminate floor covering.



### **Bedroom 1**

**3.66m x 3.20m (12'0" x 10'6") or thereby.** Access from Hallway. Double glazed window to the rear. Built-in double wardrobe with shelf and hanging rails. Fitted carpet. Ceiling light fitting. Central heating radiator.



**Bedroom 2**

**3.20m x 2.50m (10'6" x 8'2") or thereby.** Double glazed window to the front. Fitted carpet. Built-in wardrobe with shelf and hanging rail. Ceiling light fitting. Central heating radiator.



**Bathroom**

**2.57m x 1.68m (8'5" x 5'6") or thereby.** Three piece suite comprising bath with shower over and shower screen, wash hand basin set in vanity unit and WC. Patterned double glazed window to the rear. Respatex wall covering with partially tiled walls. Tiled floor. Central heating radiator. Ceiling spotlights.



**External**

Communal entrance with door entry system. Designated car parking space. Communal gardens front and rear. Bin store.

**Viewing**

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

**Offers**

Fixed Price £110,000

**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 C

**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.

