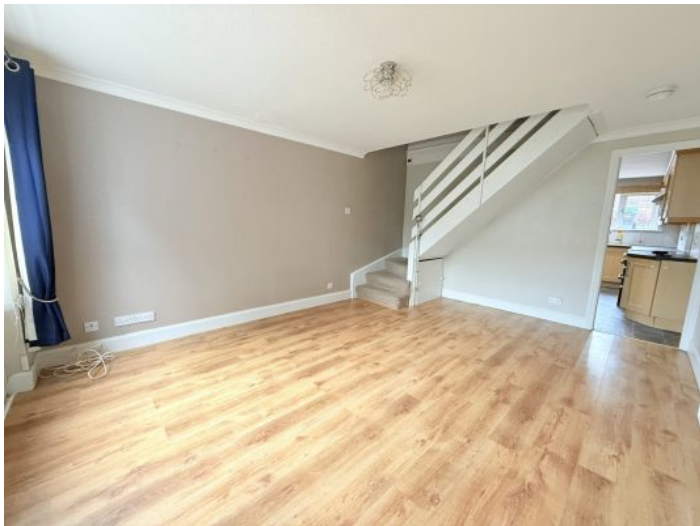




44 Rowanbank Avenue, Dumfries, DG1 4NB

Offers over £115,000



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Ideal for first-time buyers, people looking to downsize, or savvy investors, this property boasts a modern, well-maintained interior.

The spacious lounge and contemporary kitchen provide a perfect space for relaxing or entertaining, while two generously sized bedrooms offer ample storage and natural light. Outside, enjoy a low-maintenance private garden—perfect for summer evenings. Ideally located close to local amenities, schools, and transport links, this home is ready for you to move straight in and make it your own. Early viewing is highly recommended!

ENTRANCE VESTIBULE 1.35M X 0.96M

Double glazed door to front, large window to side, ceiling light, coat hooks, cupboard housing electricity meter, fusebox and gas meter, coving, laminate flooring, timber and opaque glazed door to living room.

LIVING ROOM 4.77M X 3.54M

Large window to front with blind, curtain pole and curtains, coving, ceiling light, central heating radiator with thermostat, small understairs cupboard, stairs leading to first floor, opaque and glazed door leading to kitchen diner.

KITCHEN DINER 3.90M X 3.51M

Large bright kitchen with space for dining table, inset spotlights, large window with blinds to rear and opaque glazed door to rear. Generous wall and base units with granite effect worktop and tile splashback, washing machine, space for tumble dryer and space for dishwasher.



Electric cooker with stainless steel splash back and matching extractor, plumbing for fridge freezer, stainless steel two bowl sink with drainer and mixer tap. Central heating radiator with thermostat.

### LANDING

Carpeted stairs with timber handrail leading from the living room to the landing, ceiling spotlights, access to loft, large, shelved storage cupboard with heating controls.

### BEDROOM ONE 3.53M X 2.61M

Large window to front, integrated ceiling spotlights, central heating radiator with thermostat, fitted carpet, door to large built-in wardrobe providing ample storage and small dressing area leading to further storage over the stairs.

### BEDROOM TWO 3.51M X 2.32M

Ceiling light, coving, large window to rear with blinds, curtain pole and curtains. Central heating radiator with thermostat, fitted carpet

### BATHROOM 2.56M X 1.39M

Ceiling light, wash hand basin and WC set in integrated units with storage cupboard. Tiled walls, chrome heated towel rail with thermostat, bath with Mira mains shower over, glazed shower screen and shower wall panels.





## OUTSIDE

To the rear there is a split-level garden with two patios and a gravel drying area, the garden provides access to the rear via a footpath.

To the front there is a gravel and paved front garden leading to the access path. Ample on street parking is available just a few metres from the property.

## NOTES

The Home Report for this property can be viewed at our website

[www.braidwoods.com](http://www.braidwoods.com)

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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