



## Gillbrae

Dumfries, DG1 4BP

Offers Over £75,000

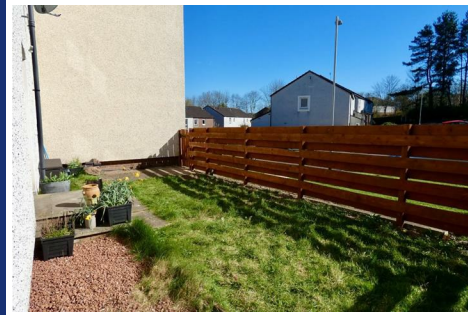


- No Onward Chain
- Private Enclosed Garden
- Spacious Living/Dining Room with Patio Doors
- Two Double Bedrooms plus Three-Piece Bathroom
- Electric Heating & Double Glazing
- Ground Floor & First Floor Maisonette
- Popular Residential Area
- Kitchen with Breakfast Bar
- Ideal for Investment Landlords, First Time Buyers and Couples
- EPC - C

# Gillbrae

Dumfries, DG1 4BP

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This two-bedroom maisonette with a private garden is located in a popular area of Dumfries, making it an ideal purchase for investment landlords, first-time buyers and couples. The property offers a spacious living/dining room, along with two well-proportioned double bedrooms, providing plenty of space for everyday living. There is excellent scope to personalise and improve the interior to your own specifications, allowing you to create a home that truly reflects your style. A key feature is the private garden, directly accessible from the living/dining room—an outdoor space ready to be customised and enjoyed. Contact Hunters today to arrange a viewing.

The ground floor and first floor accommodation, briefly comprises a hallway, kitchen and living/dining room to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is a private garden area, communal entrance hall and communal gardens. EPC - C and Council Tax Band - A.

Located within a popular residential area of Dumfries, the property has easy access to a wealth of amenities and transport connections including rail and bus. Within a couple of minutes drive or a short walk, you can reach supermarkets, stores, garages and fast-food outlets along with the Dumfries & Galloway Royal Infirmary within ten minutes. Heading into Dumfries town centre would take a short drive or for those looking to commute, the A75 can be accessed within five minutes. For family living, Dumfries is serviced by excellent schools for all ages.

## GROUND FLOOR:

### HALLWAY

12'2" x 5'10" (3.71m x 1.78m)

Entrance door from the communal entrance hall, internal door to the kitchen, doorway to the living/dining room, built-in cupboard, electric heater and stairs to the first floor landing with an under-stairs cupboard. The under-stairs cupboard includes lighting internally and the built-in store includes the electricity consumer unit. Measurements to the maximum points.

### KITCHEN

12'0" x 7'1" (3.66m x 2.16m)

Fitted base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, slimline dishwasher, washing machine, fridge freezer, one bowl stainless steel sink with mixer tap, breakfast bar and a double glazed window.

### LIVING/DINING ROOM

13'0" x 15'3" (3.96m x 4.65m)

Electric heater, double glazed window and double glazed patio doors to the private garden. Measurements to the maximum points.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a small over-stairs store.

### BEDROOM ONE

13'0" x 11'6" (3.96m x 3.51m)

Double glazed window and an electric heater. Measurements to the maximum points.

### BEDROOM TWO

13'1" x 10'6" (3.99m x 3.20m)

Double glazed window and an electric heater. Measurements to the maximum points.

### BATHROOM

7'2" x 7'1" (2.18m x 2.16m)

Three piece suite comprising a WC, pedestal

wash hand basin and bath with electric shower over. Tiled splashbacks, obscured double glazed window and a built-in cupboard housing the electric water heater.

## EXTERNAL:

Private Garden Area:

Enclosed private garden area, predominantly lawned and benefitting a small paved area directly outside the living/dining room, access gate and a further small garden area to the side of the building.

Communal Entrance Hall & Gardens:

A communal entrance door and hallway with communal gardens around the building.

## WHAT3WORDS

For the location of this property please visit the [W h a t 3 W o r d s A p p a n d e n t e r - d e t o n a t e d . q u i l t i n g . s u n d i a l](https://www.what3words.com/)

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

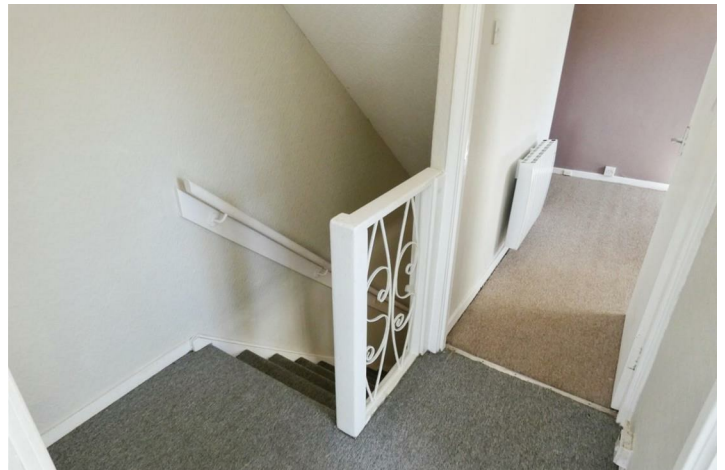
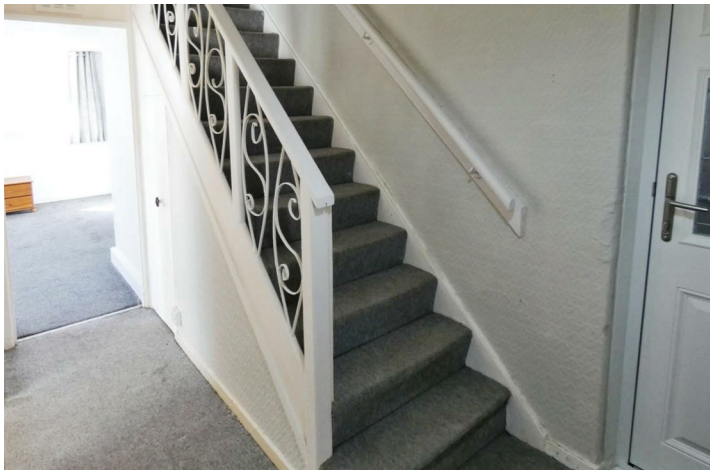
## FURTHER INFORMATION

Factoring service £18.78 - Monthly Communal areas are dealt with through Lowther Homes Factoring Services, for repairs to the building outside, the outhouses round the back and the bins area, the communal stairway etc



Floorplan

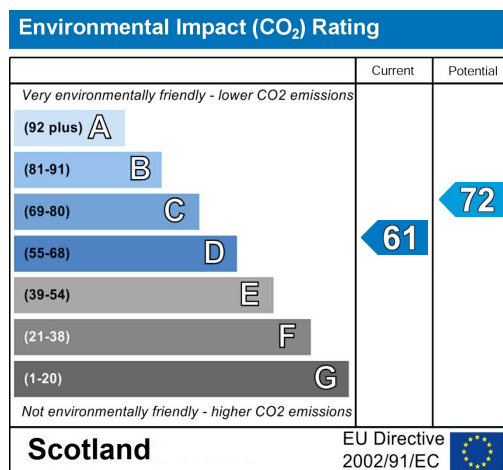
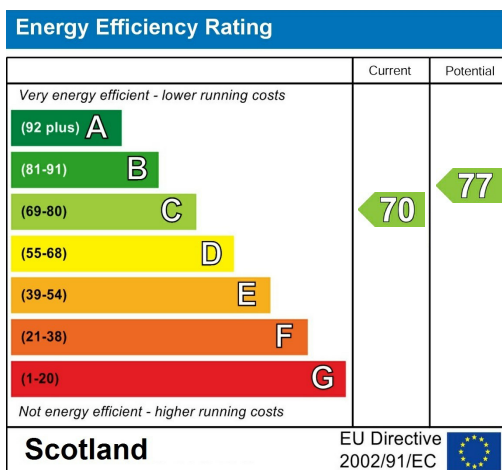








## Energy Efficiency Graph

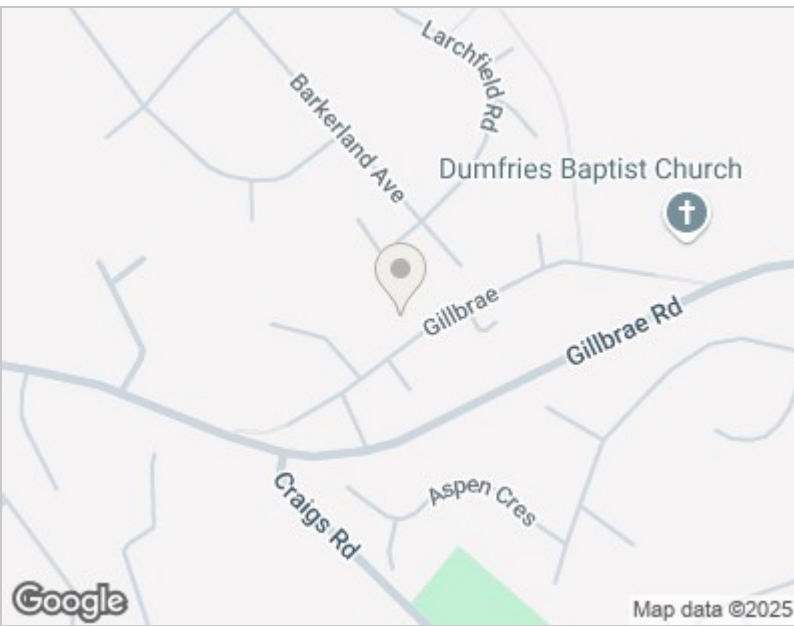


## Viewing

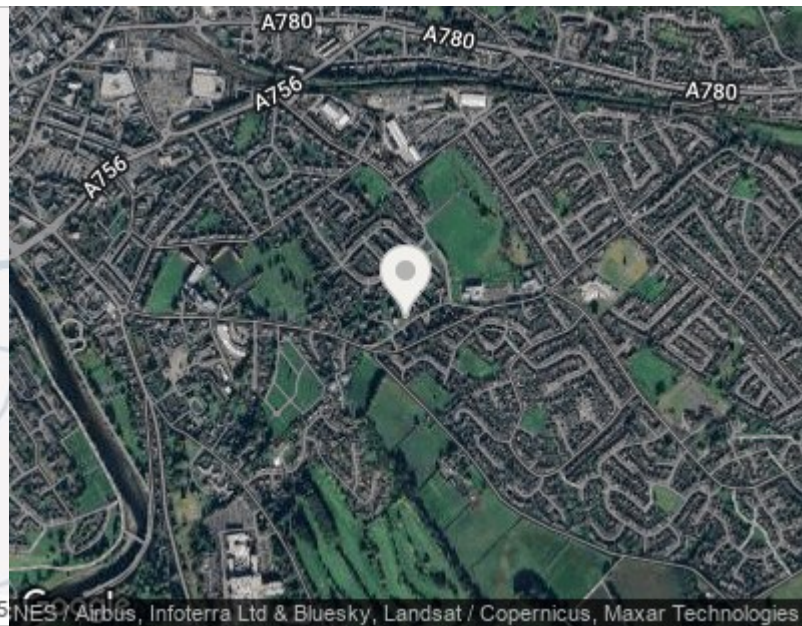
Please contact our Hunters Carlisle & South West Scotland Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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