

HUNTERS®

HERE TO GET *you* THERE



Carlyle Place

Dumfries, DG1 3FN

Offers Over £140,000



- Modern First Floor Apartment
- Communal Entrance Hall with Door Entry System
- Two Double Bedrooms with Master En-Suite
- Communal Rear Garden Area
- Gas Central Heating & Double Glazing

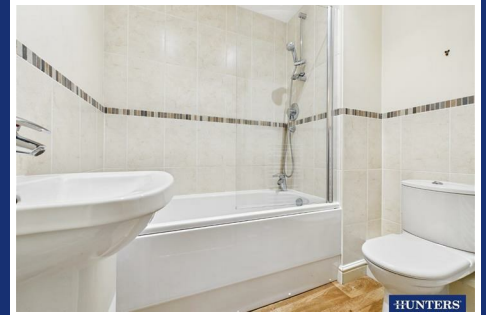
- Summerpark Development on the outskirts of Dumfries
- Open Plan Living Room & Kitchen
- Family Bathroom
- Residents Parking with Two Allocated Spaces
- EPC - C

Tel: 01387 245898

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NO CHAIN - Sale of a two-bedroom first floor apartment, located in a purpose built building containing four-flats, originally built by Story Homes. The flat benefits from having two parking spaces and is located at the head of a cul-de-sac. The accommodation comprises of two double bedrooms, one of which is en-suite, a living room which is open plan to the kitchen, and a bathroom. Entrance to the block is via a secure access system with intercom system.

Carlyle Place is a desirable residential address within the sought-after Summerpark development and offers an attractive blend of modern family living, everyday convenience and a peaceful suburban setting. There is a settled atmosphere with well-maintained homes and tree-lined streets that appeal to families, professionals and those seeking a home not too far from amenities. There is a choice of supermarkets, shops and cafés sits only a short distance away, while Dumfries town centre is easily reached for retail, dining and leisure options. Residents benefit from nearby primary and secondary schools, healthcare facilities and local parks, everything needed for comfortable, everyday living.

FIRST FLOOR:

ENTRANCE HALL

10'6" x 9'0" (3.20m x 2.74m)

Entrance door from the communal hallway with internal doors to the living room/kitchen, two bedrooms and bathroom. Door entry system, loft access point, radiator and built-in cupboard with double doors. Measurements to the maximum points.

LIVING ROOM/KITCHEN

21'5" x 14'9" (6.53m x 4.50m)

Open-plan living room/kitchen. The kitchen comprises a range of fitted base and wall units with complimentary worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, one and a half bowl stainless steel sink with mixer tap and wall-mounted and enclosed gas boiler. Three double glazed windows and two radiators throughout. Measurements to the maximum points.

MASTER BEDROOM

13'10" x 10'6" (4.22m x 3.20m)

Double glazed window, radiator, fitted wardrobes and internal door to the en-suite.

EN-SUITE

7'6" x 3'9" (2.29m x 1.14m)

Three piece suite comprising WC, vanity wash hand basin and shower enclosure benefitting a mains shower. Part tiled walls, towel radiator and extractor fan.

BEDROOM TWO

10'7" x 9'11" (3.23m x 3.02m)

Double glazed window and radiator.

BATHROOM

7'0" x 5'1" (2.13m x 1.55m)

Three piece suite comprising WC, pedestal wash hand basin and bath with mains shower over. Part tiled walls, towel radiator and extractor fan.

COMMUNAL ENTRANCE

Having shared communal entrance and stairwell with door entry system. With external front and rear entrance doors, and built-in meter cupboard housing electric meters for all four apartments.

EXTERNAL:

Two allocated parking spaces within residents car park and a shared garden area.

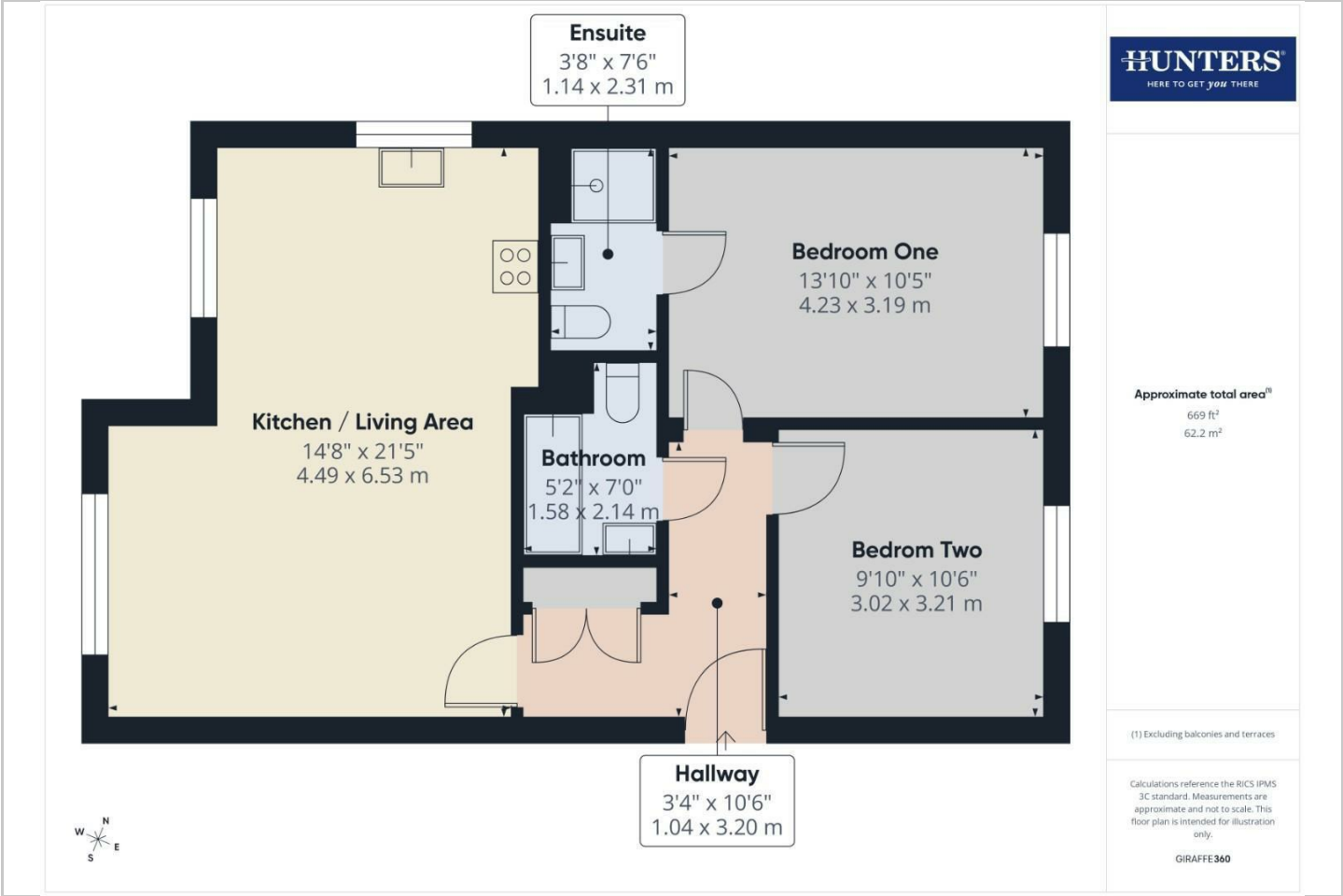
AML DISCLOSURE:

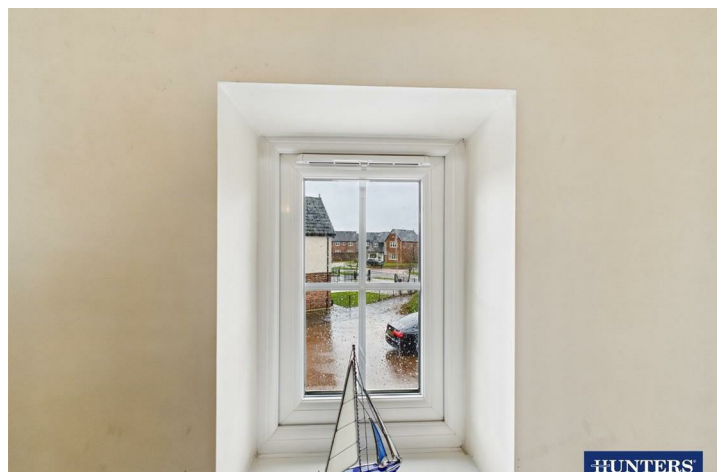
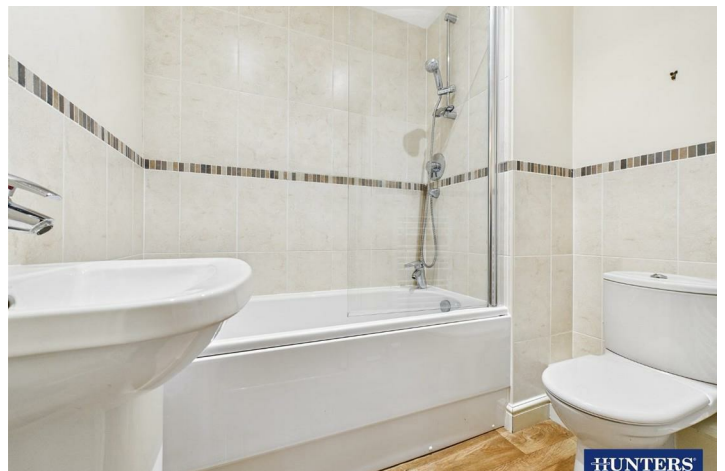
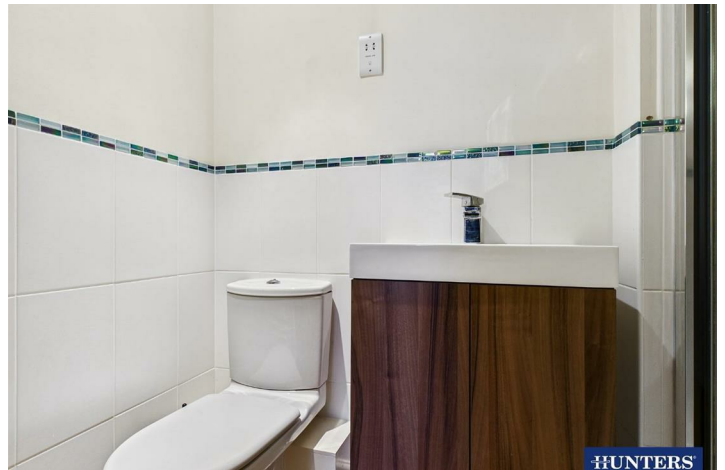
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

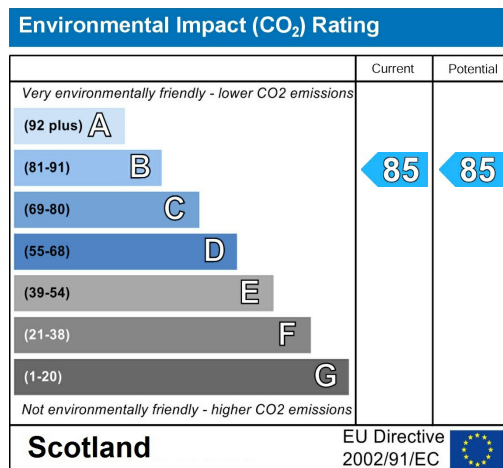
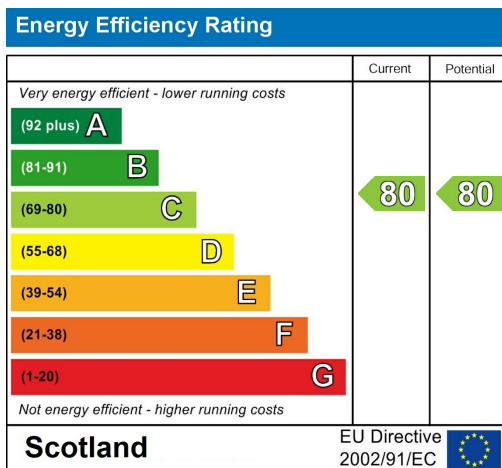
Floorplan







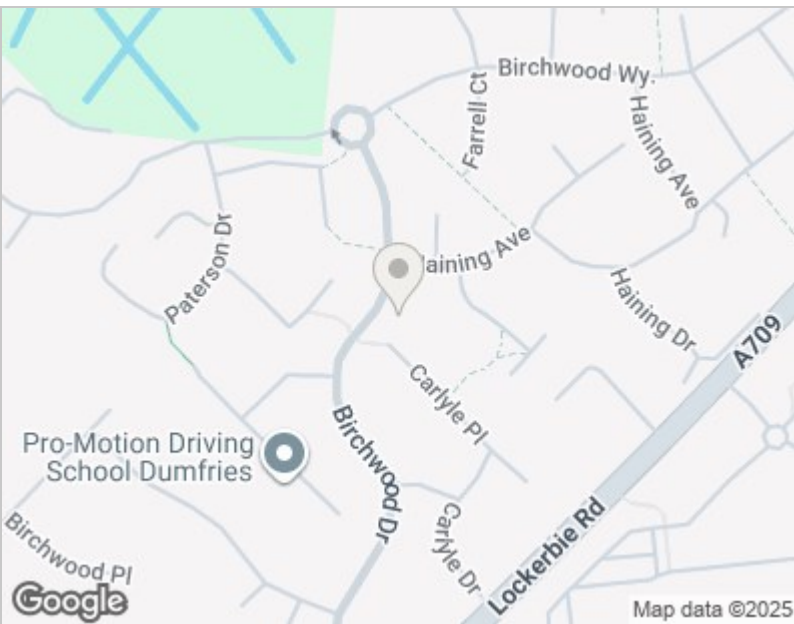
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 01387 245898



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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