



9 Primrose Street, Dumfries, DG2 7AU

Offers over £85,000



Fantastic opportunity to purchase this beautifully presented one bedroom ground floor flat located in Primrose Street, Dumfries. This property is well placed for access to the town centre, local amenities and is only a 4 minutes' walk to the popular Dumfries Museum and Camera Obscura.

Beautifully presented ground floor one bedroom flat located in Primrose Street, Dumfries. Only a short walk into Dumfries' town centre and to local amenities

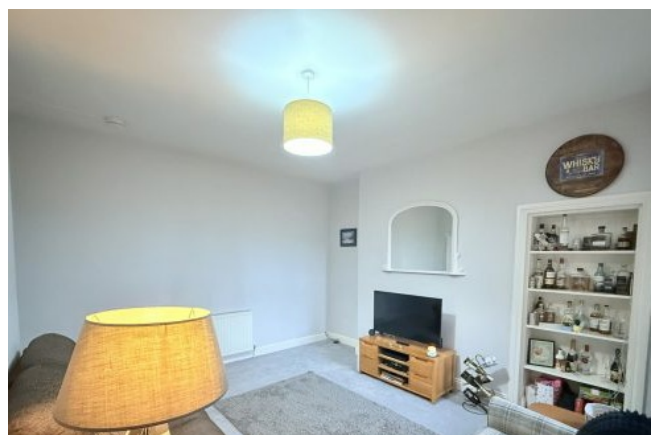
ENTRANCE VESTIBULE 1.20M X 3.67M

Enter the property through an opaque timber and glazed door. Wooden effect vinyl tile flooring leading through to the hallway.

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HALLWAY- 4.26M X 1.02M

Fitted carpet, coving, ceiling light and central heating radiator with thermostat. Doors leading to bedroom, bathroom and living/ dining area and access to communal area.



BEDROOM 4.17 M X 4.10M

Coving, fitted carpet, window to front, large double glazed window with horizontal blinds, shelved alcove, ceiling light with shade, central heading radiator with thermostat.

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BATHROOM 2.40M X 1.50M

LED ceiling spotlights, built in light up mirrored cabinet, shaving socket, walk in glazed shower enclosure with rainfall shower head and glass screen. Modern fitted vanity unit with WC and sink, stone effect respatex wall panels, modern flat panel heated towel radiator, herringbone effect flooring.

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LIVING ROOM 3.60M X 4.13M

Timber door, shelved alcove, fitted carpet, ceiling light, window to rear, central heating radiator with thermostat.



KITCHEN 2.75MX 2.86M

Range of modern wall and base units with complimentary dark stone effect worktop, tile effect splashback, stainless-steel sink & drainer mixer tap, stainless steel gas hob with electric oven. Space for undercounter fridge, freezer and washing machine, shelved pantry storage cupboard, multi spot ceiling light, 2 UPVC windows to rear with horizontal blinds. Cupboard housing electricity meter, Vinyl flooring, central heating radiator with thermostat, Worcester boiler.



GARDEN/ COMMUNAL AREA

Shared rear garden with drying green area. Access through communal door to the side of the property.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS
PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

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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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