



1 Elderbank Place, Dumfries, DG1 4RY

Offers over £170,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Spacious three- bedroom property offers comfortable, move in ready living in a desirable location. The home features a bright and well-proportioned living space, ideal for families or first-time buyers.

The property benefits from a generous driveway, providing off street parking, along with a well-maintained garden.

HALLWAY-6.13M X 1.87M

Composite front door, ceiling light with shade, tile effect wooden flooring, central heating radiator with thermostat, door to shower room, living room & kitchen. Stairs with undercabinet storage.

SHOWER ROOM- 2.53M X 0.97M

Ceiling light, stone effect tiled flooring, WC & wash hand basin with undercabinet storage, heated towel radiator, walk in shower with glass screen.

LIVING ROOM- 4.23M X 3.14M

Ceiling light with shade, large window to front with curtain pole, central heating radiator with thermostat, tile effect wooden flooring, electric fireplace with feature hearth. French doors through to dining room.

DINING ROOM- 3.41M X 2.44M

Ceiling light, wooden flooring, central heating radiator with thermostat, alcove walkway to kitchen, large patio doors leading to garden with vertical blinds & curtain pole.



KITCHEN- 3.61M X 2.34M

Ceiling light, vinyl tile effect flooring, window to side, cream wall & base units, complimentary wood effect worktop, electric oven with extractor fan, stainless steel sink with drainer & mixer tap, space for undercounter, fridge/ freezer and washing machine.



CONSERVATORY/GARDEN ROOM-2.93M X 2.71M

Vinyl tile effect flooring, central heating radiator with thermostat, surrounding windows looking out to garden.

LANDING- 2.69M X 1.89M

LED ceiling spotlights, fitted carpet, doors to bedrooms 1-3 & bathroom, loft/attic hatch.

BATHROOM-1.73M X 1.72M

LED ceiling spotlights, vinyl tile effect flooring, window to rear with horizontal blinds, WC & wash hand basin, bath with overhead shower.



BEDROOM 1- 2.99M X 3.16M

Ceiling light, window to side with curtains & curtain rail, tile effect wooden flooring, central heating radiator with thermostat, fitted mirrored wardrobe with sliding door.

BEDROOM 2-3.99M X 2.45M

Ceiling light with shade, vinyl flooring, window to front with curtains & curtain rail. Fitted wardrobe, central heating radiator with thermostat.



BEDROOM 3-2.98M X 2.25M

Ceiling light with shade, vinyl flooring, window to front with curtains & curtains rail, integrated storage cupboard with shelving.

GARDEN-

Lawn & gravel area, drying green, garden shed & bench, wooden decking to side of the property.

NOTES-

Gas central heating

Double glazed window throughout

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

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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