



1 Briarbank, Back Road, Locharbriggs, Dumfries, DG1 1RX

Offers over £105,000



Two-bedroom detached bungalow offering excellent potential for modernisation, situated in the established residential area of Locharbriggs, Dumfries.

Rarely available 2 bed detached bungalow in peaceful setting with open views to the countryside but close to local amenities in Locharbriggs including Primary school, shops and public transport. Requiring a level of upgrading 1 Briarbank would make an excellent starter home or downsize for someone looking for accommodation on one level.

Benefitting from a private enclosed garden with scope for development viewing is essential.

KITCHEN- 2.95M X 1.13

Window to front with horizontal blinds, wooden wall and base units with stainless steel sink, dark stone effect worktop, space for under counter fridge freezer, washing machine & cooker. Central heating radiator with thermostat.

SHOWER ROOM- 2.18M X 1.63M

Ceiling light, window to front with horizontal blinds, WC and wash hand basin, fitted storage cabinet with shelving, walk in shower with glass screen and marble raspatex. Accessible handrails. Central heating radiator with thermostat.

HALLWAY- 4.33M X 0.94M

Two central heating radiators with thermostats, storage cupboard with shelving. Doors to living room & bedrooms. Access to garden through back door.



LIVING ROOM- 4.54M X 3.93M

Ceiling light with shade, coving, window to rear and side with curtains and pole, alcove book case, central heating radiator with thermostat, electric fireplace with wooden mantle and hearth.

BEDROOM 1- 3.27M X 2.86M

Ceiling light with shade, window to side with curtains & pole, central heating radiator with thermostat, alcove book case, wall mounted storage shelves.

BEDROOM 2- 2.99M X 4.67M

Ceiling light with shade, window to rear with curtains & pole, central heating radiator with thermostat, fitted mirrored wardrobes with shelving and sliding door.

GARDEN

Large lawn area with drying green & garden bench. Access to garden via side of the property or through back door.



NOTES

Double Glazing

Private enclosed garden

Gas central heating

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.





BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com