



6 Oakfield Drive, Dumfries, DG1 4PD

Offers Over £45,000

C&D Rural

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- One bedroom ground floor flat
- Open plan kitchen and living area
- Electric heating
- Double glazed windows
- Off street parking
- Convenient location close to local amenities and transport links
- Ideal for first time buyers or investors
- No onward chain

One bedroom ground floor flat with open plan kitchen and living area, located in the popular residential area of Georgetown in Dumfries.

Council Tax band: A

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: D

C&D Rural



6 Oakfield Drive is a one bedroom ground floor flat offering easy maintained accommodation. The property comprises a bright open plan kitchen and living area together with a double bedroom featuring built-in storage. The property further benefits from double glazing, electric heating and off street parking, making it an attractive option for first time buyers, investors or those looking to downsize.

The Accommodation

Access to the property is gained via a communal entrance hallway, with a private door opening into the flat's inner hall. The hallway provides space for coats and everyday storage and gives access to all accommodation.

Situated to the front of the property is a bright open plan living and kitchen area. Enjoying dual aspect windows, the room is filled with natural light. An electric feature fire provides a focal point within the living area. The kitchen is fitted with a range of wall and base units arranged in a U-shape layout, incorporating an electric cooker and hob, with space for under-counter appliances. While fully functional, the kitchen would benefit from upgrading and offers excellent potential for enhancement.

The spacious double bedroom is located to the rear of the property and benefits from a built in mirrored sliding wardrobe, providing useful storage.

The bathroom is finished with Respatex wall panelling and comprises a bath with electric shower over, WC and wash hand basin.



Externally, residents benefit from parking within an unallocated communal parking area, together with an external bin store area to the rear.

Location Summery

6 Oakfield Drive enjoys a convenient position within the popular Georgetown area of Dumfries, offering excellent access to a range of local amenities and transport links. Regular bus services operate nearby, providing easy connections to Dumfries town centre, which lies approximately 2 miles away.

Dumfries offers a range of everyday amenities, including supermarkets, independent and high street shopping, cafés, restaurants, healthcare services and a well-regarded selection of primary and secondary schooling. The town is also home to the scenic Crichton University Campus and benefits from a wealth of outdoor pursuits, with pleasant riverside and countryside walks, fishing opportunities on the nearby River Nith and several established golf courses within easy reach.

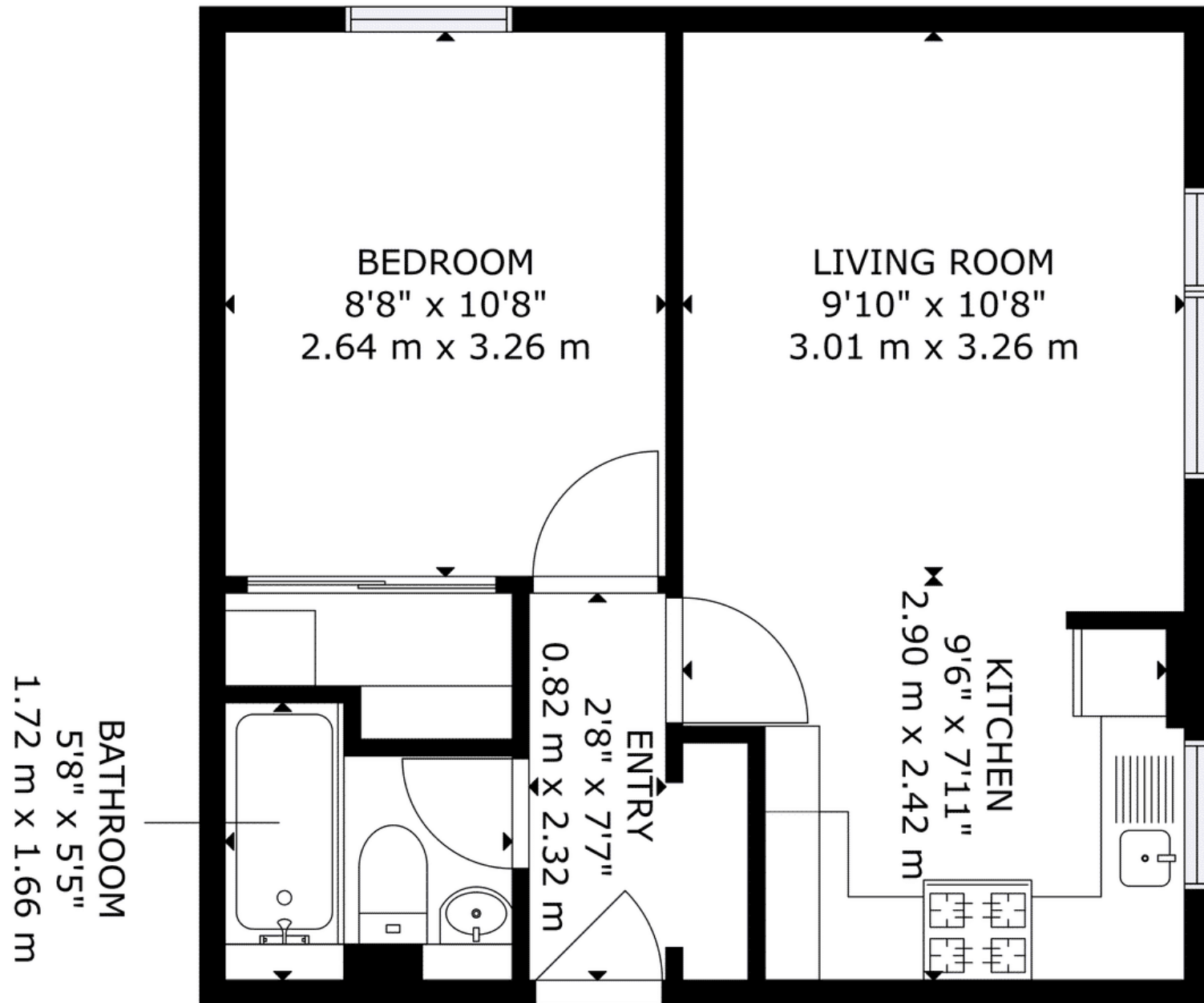
For commuters, the A75 and A701 provide excellent road connections, while Lockerbie Railway Station, approximately 14 miles from the property, is served by the West Coast Main Line where Carlisle can be reached in around 25 minutes, while both Glasgow and Edinburgh are accessible in approximately one hour and London Euston in just over four hours, making the area an attractive base for those travelling throughout central Scotland and the North of England.

What3Words

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GROSS INTERNAL AREA
TOTAL: 352 sq.ft, 33 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.