



4 Church Street Glencaple, Dumfries DG1 4QY

Offers over £108,000

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Situated in the picturesque riverside village of Glencaple, this spacious two-bedroom first-floor flat offers an excellent opportunity for first-time buyers, investors, or those seeking a peaceful home with stunning scenery.

Ideally located within walking distance of the popular Nith Hotel & Restaurant and The Boathouse Café, the flat enjoys the best of village living while being just a short drive from Dumfries.

The property benefits from a small private rear garden, on-street parking, and exceptional views over the River Nith.

KITCHEN- 3.76M X 1.73M

Ceiling light, vinyl flooring, modern white wall and base units with integrated oven and hob, stainless steel sink, complimentary dark stone effect worktop, central heating radiator with thermostat, window to rear, space for washing machine & fridge freezer.

LIVING ROOM- 4.89M X 3.46M

Ceiling light with shade, fitted carpet, electric fire with stone hearth and wooden mantle, central heating radiator with thermostat, alcove with shelving and undercabinet storage, window to front with roller blind.

BEDROOM 1- 3.87M X 2.52M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, window to front with roller blind, cupboard storage electricity meter.



BEDROOM 2- 3.76M X 2.37M

Ceiling light with shade, fitted carpet, alcove storage shelf, central heating radiator with thermostat, window to front with curtains & pole.

SHOWER ROOM- 2.26M X 1.77M

Ceiling light, vinyl flooring, window to rear, central heating radiator with thermostat, WC & wash hand basin, walk in shower with glass screen.

GARDEN-

Small garden with lawn area, shrubs and flower beds, oil tank to rear.



NOTES-

Steps leading up to the property

Communal alley way

Double glazing windows

On street parking

Oil central heating

Additional storage cupboard in hallway.

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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