



2 Summerpark Road, Dumfries, DG1 3FT

Offers over £110,000



Rarely available ground floor flat in the much sought after Summerpark development. The property is in walk in condition and would suit someone looking to downsize, a first time buyer or investment buyer.

The property provides modern spacious accommodation with designated parking space and is conveniently located for shops, bus route, gym and local schools. Must be viewed to be appreciated.

ENTRANCE VESTIBULE- 1.54M X 1.17M

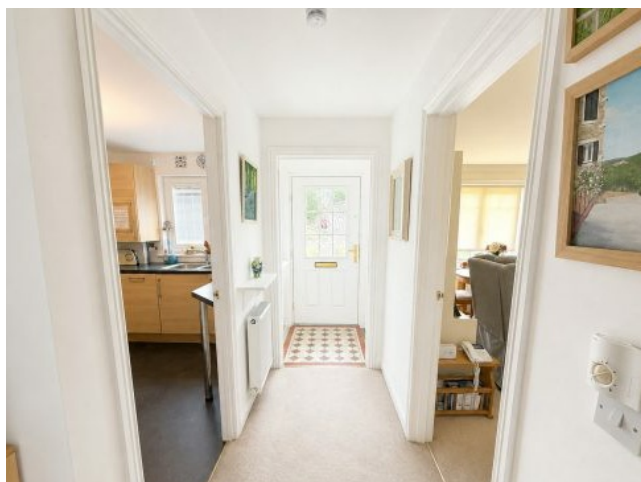
Entering the property through composite front door, tiled flooring, door through to hallway.

HALLWAY- 3.2M X 1.17M

Fitted carpet, central heating radiator with thermostat, two storage cupboards with shelving, one housing the electricity meter and Fusebox. Doors to kitchen, living room, bedroom & shower room.

LIVING ROOM- 4.15M X 4.27M

Ceiling light with shade, fitted carpet, window to side with roller blind, bay window to front with roller blinds, curtain and pole. Central heating radiator with thermostat.



KITCHEN- 2.92M X 2.56M

Ceiling light with shade, vinyl flooring, window to front with horizontal blinds. Newly decorated kitchen with extended worksurfaces. Integrated fridge & freezer, oven, hob & extractor fan along with an integrated dishwasher and washing machine. Wood effect wall and base units with complimentary dark stone effect worktop, stainless steel sink with drainer and mixer tap. Central heating radiator with thermostat.



BEDROOM- 2.92M X 4.37M

Ceiling light with shade, fitted carpet, window to rear with roller blind, curtain and pole. Central heating radiator with thermostat, fitted wardrobes with display shelves along with additional storage cupboard with shelving.



SHOWER ROOM 1.83M X 2.28M

Ceiling light, polysafe vinyl flooring, window to rear with horizontal blinds, extractor fan, WC and wash hand basin. Central heating radiator with thermostat. Newly fitted walk-in shower with glass screen & accessible handrail.

NOTES

Newly decorated kitchen & shower room

Gas central heating

Double Glazing

Private parking space

Furniture can be included by separate negotiation.



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