





34 Kirkowens Street, Dumfries, DG1 3DS

Offers over £68,000

1 1 1

BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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

A fantastic opportunity to purchase this ground floor one bedroom flat, ideally suited to first time buyers, downsizers or buy to let investors.

Situated on Kirkowens Street in Dumfries, the property offers comfortable living accommodation with private garden area.

Early viewing is recommended to appreciate the potential this property has to offer.

ENTRANCE VESTIBULE- 1.95M X 1.39M

Entering through timber panelled door to entrance hall. Ceiling light, fitted carpet, integrated storage cupboard with shelving, additional storage cabinet above, coat hooks, door to living room.

LIVING ROOM- 4.64M X 3.87M

Ceiling light with shade, fitted carpet, window to front with blinds, curtains & pole. feature fireplace with stone hearth & wooden mantle, and mirror above. Central heating radiator with thermostat.

BATHROOM- 2.98M X 1.49M

Ceiling light, partially tiled, wood effect flooring, WC and wash hand basin with mirror. Bath with overhead shower, glass screen & shower curtain, heated towel rail.

BEDROOM- 4.23M X 2.46M

Ceiling light with shade, wood effect laminate flooring, window to rear with curtains & pole. Integrated wardrobe with shelving, additional storage cabinet above, central heating radiator with thermostat.







BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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

KITCHEN- 3.44M X 2.27M

Ceiling light, window to rear with blinds, white wall & base units with light grey stone effect worktop. Stainless steel sink with drainer, integrated oven with hob & extractor fan. Fridge/ freezer and washing machine are included in sale. Wood effect vinyl flooring. Door to garden. Gas combi boiler in cupboard.

GARDEN

Partially enclosed garden.

NOTES

Enclosed garden

Small garden to front

On Street Parking

Double Glazing







BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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

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

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



BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

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