



16 INGLESTON PLACE
GREENBRAE LOANING
DUMFRIES
DG1 3DF

FLAT 2 BEDROOMS

Offers Around £82,000

EPC = C

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

e: info@jhslaw.co.uk

www.
JHS LAW
.co.uk

t: 01387 739 000

Well appointed SELF-CONTAINED FIRST FLOOR FLAT in cul-de-sac setting and conveniently placed for local amenities and within easy reach of the town centre. Electric heating. Double glazing. COMMUNAL ENTRANCE AREA; STAIRWAY & LANDING; LOUNGE; KITCHEN; INNER HALL; 2 BEDROOMS; SHOWER ROOM. Allocated parking space. EPC=C

ENTRANCE AREA

Communal doorway and carpeted stairway to FIRST FLOOR

LOUNGE

3.7m x 5.2m (12'2" x 17'1") Or thereby. Front door. Double glazed window. Curtain rail. Curtains. Fitted carpet. Pendant light and shade. Electric storage heater. Power points. Intercom system. Electric fire in wood surround. Television point.



KITCHEN

2.7m x 3.1m (8'10" x 10'2") Or thereby. Door off Lounge. Double glazed window. Curtain rail. Curtains. Electric storage heater. Fitted carpet. Fluorescent light. Range of fitted floor and wall units. Worktops. Electric hob and built-in oven. Stainless steel sink and drainer with mixer tap. Partially tiled walls. Please note: The automatic washing machine, tumble drier and fridge freezer are included in the sale.



INNER HALL

1.8m x 2.6m (5'11" x 8'6") Or thereby. Door off Lounge. Electric storage heater. Fitted carpet. Power point. Pendant light and shade. Smoke alarm. Cupboard housing housing hot water cylinder and shelves. Cloaks cupboard housing electricity meter, shelves and coat hooks.

BEDROOM 1

3.0m x 3.6m (9'10" x 11'10") Or thereby. Door off Inner Hall. Double glazed window. Curtain rail. Curtains. Electric storage heater. Fitted carpet. Power points. Built-in wardrobe with sliding doors, hanging rail and shelves. Pendant light and shelves. Wall lights.



BEDROOM 2

2.3m x 3.3m (7'7" x 10'10") Or thereby. Door off Inner Hall. Double glazed window. Curtain rail. Curtains. Fitted carpet. Electric storage heater. Power points. Pendant light and shade. Built-in wardrobe with hanging rail and shelf.



SHOWER ROOM

2.2m x 2.1m (7'3" x 6'11") Or thereby. Door off Inner Hall. Double glazed window. Curtain rail. Curtains. Xpelair fan. Fitted carpet. Wall fan heater. Shaver point. Partially tiled walls. Wash-hand basin. W.C. Electric shower. Shower rail. Ceiling light.



OUTSIDE

Allocated parking space.



VIEWING

Telephone (01387) 261479 for appointment.