



34 BRODIE AVENUE
TROQUEER
DUMFRIES
DG2 7ED

FLAT 1 BEDROOMS
Offers Around £60,000

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.

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FIRST FLOOR FLAT within easy reach of the town centre and local amenities. Gas central heating. Double glazing. HALL; LOUNGE; KITCHEN; BEDROOM; BATHROOM. Garden area to rear. Shared drying green. EPC=C

HALL

L-shaped. Front door off Common Stairway. Fitted carpet. Radiator. Smoke alarm. Pendant light with shade. Access hatch. Intercom handset. Power point. Telephone point. Two built-in cupboards, one housing electricity meter.

LOUNGE

4.6m x 3.7m (15'1" x 12'2") Or thereby. Door off Hall. Double glazed windows. Curtain pole. Curtains. Radiator. Fitted carpet. Pendant light with shade. Electric fire in feature surround. Power points. Roller blind.



KITCHEN

3.3m x 2.2m (10'10" x 7'3") Or thereby. Glazed door off Hall. Double glazed window. Range of fitted units and work tops. Stainless steel sink and drainer. Vinyl floor covering. Track spot light fitting. Power points. Cooker hood. Radiator. Wall-mounted central heating boiler. Plumbing for automatic washing machine. Partially tiled. The fridge freezer and electric cooker are included in the sale.



BEDROOM

4.7m x 3.5m (15'5" x 11'6") Or thereby. Door off Hall. Double glazed windows. Curtain pole. Curtains. Fitted carpet. Radiator. Power points. Telephone point. Pendant light with shade. Television point.



BATHROOM

2.3m x 1.9m (7'7" x 6'3") Or thereby. Door off Hall. Double glazed window. Net curtain. Bath with Mira electric shower over. Shower rail and curtain. Wash-hand basin and w.c. Xpelair. Light and shade. Radiator.



OUTSIDE

Garden area to rear. Shared drying green.

VIEWING

Telephone 07841 815748 for appointment.