



29 COULTER CLOSE
DUMFRIES
DG1 3JL

FLAT

Offers Around £129,950

EPC = B

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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A unique opportunity to purchase this impressive GROUND FLOOR FLAT. Due to client circumstances, this property, constructed by Reiver Homes, has never been lived in* Located in a cul-de-sac setting which is very well placed for local amenities and access to town centre as well as by-pass. Gas central heating. Double glazing. Intercom entry system. The property comprises HALL; OPEN PLAN LOUNGE KITCHEN; 2 BEDROOMS; EN SUITE SHOWER ROOM; BATHROOM. EPC=B

*Due to the property not having been occupied it is deemed to be a new property and therefore a Home Report is not required.

HALL
 Door off communal entrance Hall. Intercom handset. Smoke alarm. Two pendant lights. Fitted carpet. Power points. Radiator.

LOUNGE/KITCHEN
 4.4m x 6.5m (14'5" x 21'4") Or thereby overall. Door off Hall. Two double glazed windows to front. Curtain pole and curtains. Venetian blind. Radiators. Fitted carpet to Lounge. Vinyl flooring to Kitchen. Pendant light. Sunken down-lighters. Power points. TV point. Central heating thermostat control. Fitted kitchen with worktops, floor and wall units. Integrated fridge freezer and dishwasher. Stainless steel sink and drainer with mixer tap. Gas hob and electric cooker. Glass cooker hood. Breakfast bar. Cupboard housing boiler. Smoke alarm. Carbon monoxide detector. Xpelair.



BEDROOM 1
 3.2m x 4.2m (10'6" x 13'9") Or thereby. Door off Hall. Double glazed window. Curtains. Curtain pole. Radiator. Fitted carpet. Power points. TV point. Central heating thermostat control. Walk in cupboard. Pendant light.



EN SUITE SHOWER ROOM
 2.3m x 1.1m (7'7" x 3'7") Or thereby. Door off Bedroom 1. Spotlights. Vinyl flooring. Wash-hand basin. W.C. Ladder style radiator. Shower cubicle with mains shower. Partially tiled. Xpelair.



BEDROOM 2
 3.2m x 3.1m (10'6" x 10'2") Or thereby. Door off Hall. Double glazed window. Curtain pole. Curtains. Radiator. Power points. TV point. Pendant light.



BATHROOM
 2.7m x 1.7m (8'10" x 5'7") Or thereby. Door off Hall. Spotlights. Xpelair. Vinyl flooring. Ladder style radiator. Wash-hand basin. W.C. Bath with shower over. Shower screen. Partially tiled.



OUTSIDE
 Communal entrance with front and back doors. Car parking space. Communal gardens. Rotary drier.



VIEWING
 By arrangement with THE SELLING AGENTS