



37 George Street, Dumfries, DG1 1EB

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29 Barkerland Avenue , Dumfries, DG1 4HR

2 Bedrooms | OIRO £65,000

Well presented two bedroom top floor flat located in Larchfield, Dumfries. The apartment is in a good location within walking distance of Dumfries Town Centre which offers a wide range of amenities including medical services, public transport, supermarkets, restaurants and schools.

Well presented
Double glazing
Garden

EPC- C

General Information

Accommodation

Entrance door from communal stairway into the property.

Hallway

Wooden flooring, radiator, coat hooks. The hallway provides access to all of the rooms.

Living /Dining Room

14'9" x 12'6"

4.5m x 3.8m

Fitted carpet, Gas fire, radiator, fitted blinds, double glazed window overlooking the front of the property. TV point, store cupboard, frosted glass panel door leading onto balcony.

Kitchen

8'3" x 8'6"

2.5m x 2.6m

Wooden flooring, Electric cooker, double glazed window overlooking the rear of the property. Stainless steel sink, base units, a wall unit and shelving , Worcester tank.

Bathroom

6'3" x 6'3"

1.9m x 1.9m

Bath with over head shower, WC, wash hand basin, wooden flooring, heated towel rail, frosted window to rear. Frosted ornate glass panels at the top of the bathroom wall allowing lightflow into the hallway.

Bedroom 1

12'6" x 10'6"

3.8m x 3.2m

Spacious room with fitted carpet, double glazed window to the front of the property, radiator, built in wardrobe.

Bedroom 2

9'6" x 11'6"

2.9m x 3.5m

Fitted carpet , two built in good sized wardrobes, radiator, double glazed window to the rear overlooking the rear gardens.

Balcony

Concrete floor, balcony overlooking the front of the property.

Exterior

Storage room located beside the entrance of the flat on the top floor. Fitted with a light, plug sockets and a smoke detector. concrete floor, wooden door, window looking through to the balcony.

A second storage cupboard belongs to this flat and is located on the ground floor of the building. It has a wooden door with lock ideal for storing garden equipment.

The flat comes with it's own section of grass at the rear of the building and a section of the drying green.

Included

Electric Oven and Hob, fridge freezer, washing machine.

Other items may be negotiable with sale.

Council Tax

– Band A

Home Report

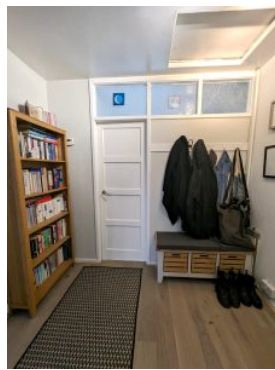
To download Home Report – Contact Selling Agents.

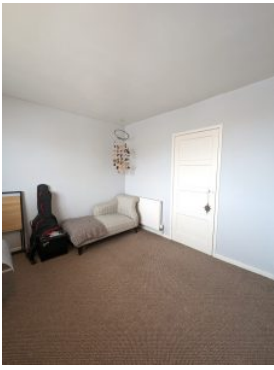
Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.





Floor Plans





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