



37 George Street, Dumfries, DG1 1EB

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## 16 Gillbrae, Dumfries

1 Bedroom | OIRO £73,000

Immaculate one bedroom semi-detached house in quiet cul-de-sac in the Lochvale area. The property is within easy distance of local amenities and Town Centre for all larger amenities short drive away. Lovely fenced private garden to rear. Viewing is highly recommended

Living Room, Kitchen, Bedroom, Bathroom, Garden to front and garden area to rear, Private parking space.

EPC-C

## General Information

The property is located in the Lochvale area of Dumfries. Good primary school nearby. The property is also close to local amenities such as supermarket, Library and small retail outlets.

### Accommodation

PVC front door into Entrance Hallway with small PVC double-glazed window with display sill. Built in wooden cupboard which houses electric meters. Laminate flooring. Oak door with glass panels into Living Room.

### Living Room

11'2" x 12'8"

3.44m x 3.95m

Twin PVC double-glazed windows with vertical blinds and display sills Oak & perspex side panelled carpeted stairwell to upper floor accommodation. Electric wall mounted fire. Central heating radiator. TV aerial socket. Triple socket and three double electric sockets. Telephone socket. Carpeted. Open plan through to Galley Style Kitchen.

### Kitchen

4'6" x 10'5"

1.41m x 3.23m

Wall and floor units with tiling between. Wood effect work surface area. Stainless steel sink with single drainer. Integrated Beko electric hob and oven. Zanussi Extractor fan. Plumbed for automatic washing machine. PVC double-glazed window with display sill and roller blind. Four bar spotlight light fitting. Central heating radiator. Vinyl flooring. Four electric sockets, hidden sockets for appliances and cooker switch. Door to large walk in storage cupboard.

### Upstairs

#### Landing

Hatch to part floored and part insulated roof space with fold down ladder. Two built in cupboards one with hanging rails and one shelved. Doors to Bedroom and Bathroom.

#### Bedroom

9'8" x 10'2"

3m x 3.11m

PVC double-glazed window with display sill. Central heating radiator. Built in wardrobe with mirrored sliding doors which is shelved to one side and houses combi boiler to other. One double and one single electric socket. Carpeted.

#### Bathroom

6'4" x 5'4"

1.96m x 1.66m

WC and wash hand basin. Bath with over bath electric shower and glass shower screen. PVC double-glazed patterned glass window with Respatex sill and roller blind. Stainless steel radiator/towel rail. Vinyl flooring.

### Exterior

To front on street private parking space. Paved pathway leads to house number 16 and house number 14. Grass area to front with flower and shrub borders.

Paved pathway leads to a fenced gate with small right of access path and beyond this further gate with fenced private split level garden. Seating area. Chipped area and further paved area with wooden garden shed.

### Included

All floor coverings, light fittings and blinds and curtain poles.

### Services

The property has mains Gas, electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – Band B

## 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.









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