



37 George Street, Dumfries, DG1 1EB

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1 Aspen Crescent, Dumfries, DG1 4QF

1 Bedroom | Offers over £70,000

We are thrilled to present this one-bedroom first floor flat which is located in a quiet residential area. Close to Dumfries Town Centre, it allows easy access to local amenities and commuter links.

Living Room, Kitchen, Bedroom and Bathroom

- *1 Bedroom first floor flat in a quiet residential area*
- *Close to Dumfries Town Centre*
- *Freshly decorated spacious interior*
- *Allocated private parking space*
- *Move in condition*
- *Would suit first time buyers*

EPC – D

Please phone 01387 267222 to arrange a viewing.

General Information

General Information

The property is located in the Calside area of Dumfries. There is a popular Primary school nearby and further Primary and Secondary Schools also close. Restaurants, supermarkets and shops, Library, Church and Dr Surgery are all nearby. It is on a good bus route to Town Centre and the property has excellent access to A75 North and South. The property is freshly decorated and in move in condition.

Accommodation

PVC front door leading into Entrance Hallway with stairs leading up to Living Room, Kitchen, Bathroom and Bedroom.

Entrance

Entrance from ground floor through PVC entrance door. Newly carpeted stairway to first floor landing. Bannister, 2 ceiling lights, coat hooks, newly installed smoke alarm and 1 electric socket.

Living Room

15'55" x 11'5"

4.74m x 3.51m

(at widest point)

Spacious living room. Double glazed window to front with large display sill and curtain rod. Storage heater. Ceiling light. Three double and one single electric socket. Television and telephone point. Newly installed smoke alarm. Newly fitted carpet. Door leading to hallway.

Hallway

5'97" x 2'79"

1.82m x 0.87m

Two built in storage cupboards (one of which houses the hot water tank) with shelving and hanging space. Ceiling light. Newly installed smoke alarm. Hatch to attic. Newly fitted carpets.

Kitchen

11'15" x 6'07"

3.40m x 1.85m

PVC double glazed window with tiled display sill and curtain rod. Ceiling light. Floor and wall units. Stainless steel sink with mixer tap and single drainer. Built in hob and oven. Built in collapsible breakfast bar. Plumbed washing machine, fridge and freezer. One double and four single electric sockets. Newly fitted vinyl flooring. Newly installed heat alarm.

Bedroom

11'38" x 8'69"

3.47m x 2.65m

PVC double-glazed window to rear with display sill. Built in double wardrobe with hanging rail, shelving and mirrored sliding doors. Ceiling light. Panel heater. One double and three single electric sockets. Newly fitted carpet.

Bathroom

6'40" x 5'54"

1.95m x 1.69m

Partially tiled bathroom with white three-piece suite comprising bath (with electric shower), wash hand basin and WC. Ceiling light. Electric fan heater and Xpelair. Newly fitted vinyl flooring.

Exterior

Allocated private parking space. Two storage cupboards one of which houses the electricity meter.

Services

Mains electricity, water and drainage.

Council Tax – Band B

Home Report

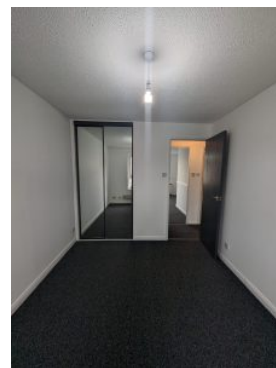
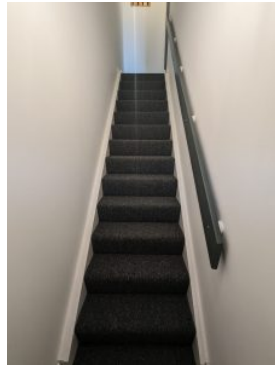
To download Home Report – Contact Selling Agents.

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.





Floor Plans





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