



16 Elderbank Place, Dumfries, DG1 4RY

Offers over £105,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Spacious 2 bedroom end terrace property with front and back garden situated in a quiet cul de sac in Calside with generously proportioned living and bedroom accommodation and close to all local amenities the property would be ideal for a first family home or an investor.

The kitchen and bathroom have fantastic potential for upgrading and adding to the property value. Early viewing is recommended.

ENTRANCE PORCH- 1.45M X 1.02M

UPVC front door, window looking out the side of the porch, wood panelling to walls and ceiling, light fitting fitted, fitted carpet, cupboard housing fuse box.

LIVINGROOM – 4.90M X 3.64M

Window looking out the front of the property, fitted carpet, wall mounted lights fittings, radiator, open staircase with fitted carpet.

KITCHEN – 3.64M X 4.02M

UPVC door and window looking out to the back garden, partially tiled walls, laminate flooring, spot lighting, range of wall and base units, ample worksurfaces, radiator.



HALL – 2.51M X 0.94M

Staircase leading from the living room, attic hatch, fitted carpet, light fitted.

BEDROOM 1 – 3.77M X 3.06M

Window looking over the front of the property, full length fitted wardrobes, boiler is situated at the end of the fitted wardrobes, light fitting, fitted carpet, radiator.

BATHROOM – 1.51M X 2.58M

Large opaque window, fitted bathroom suite comprising of W.C., wash hand basin, bath with overhead electric shower, vinyl flooring, light fitting, extractor fan.

BEDROOM 2 – 2.44M X 3.65M

Window looking over the back of the property, fitted carpet, light fitting, radiator,

OUTSIDE

Front and back gardens are both laid with paving and lawn.

NOTES

The property is fitted with double glazing throughout and is heated by gas-fired Worcester boiler. This property is sold as seen.



CONSUMER PROTECTION FOR UNFAIR
TRADING REGULATIONS 2008, BUSINESS
PROTECTION FROM MISLEADING
MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





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