



53 Rosevale Street, Dumfries, DG1 2EW

Offers over £88,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)

New to the market this three bedroom ground floor flat offering all the benefits of single storey living including a private garden and would be an ideal family home.

Cresswell is within walking distance of all the local amenities, Doctors Surgery, Library and Primary and Secondary Schools as well as two very popular restaurants at its doorstep. The property does require some upgrading.

[ENTRANCE – 2.34M X 1.07M](#)

UPVC front door, tiled flooring, coat hooks, cupboard housing the fuse box and electric meter.

[HALL – 8.24M X 1.07M](#)

Small window, fitted carpet, light fitting, heater, two airing cupboards and one large walk in storage cupboard at the end of the hallway.

[LIVING ROOM – 4.90M X 4.04M](#)

Two windows looking out the front and the back of the property, radiator plus electric heater, light fitting, gas fire with wooden mantel piece and tiled hearth.

[KITCHEN – 3.67M X 3.48M](#)

Modern wall and base units with ample worksurface and integrated breakfast bar, two windows looking out the back of the property, stainless steel sink and drainer, integrated fridge & freezer, gas hob, grill, oven, and extractor hood, space for washing machine, tiled flooring, particularly tiled walls, light fitting.





### BEDROOM 1 – 3.67M X 3.36M

Window looking out to the front of the property, fitted carpet, electric heater, built in wardrobe.

### BEDROOM 2 – 2.91M X 3.66M

Window looking out to the front of the property, electric heater, fitted carpet, built in wardrobe, light fitting.

### WET ROOM – 1.51M X 2.55M

Opaque window to the back of the property, modern respatex wall panels, W.C., wash hand basin, shower area with glass screen, mains power shower, heated towel rail, extractor fan, light fitting.

### BEDROOM 3 – (BACK) 3.92M X 3.68M

Window looking out the back of the property, radiator and electric heater, light fitting, built in wardrobe.

### OUTSIDE

Paved path leading to the front door and around the property to the back door where there is an area of private garden laid with lawn and bedding areas. The garden shed is included in the sale of the property.

### NOTES

The property is partially heated by a gas-fired central heating system in the living room, kitchen, wet room and rear bedroom with additional electric night storage heaters in the hallway and living room and wall mounted electric panel heaters in the two front bedrooms. The fitted appliances are sold as seen with no guarantees attached.



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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

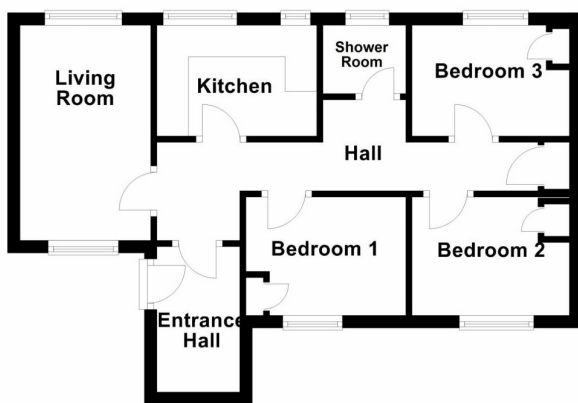
installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what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







Ground Floor





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