



71 Barkerland Avenue, Dumfries, DG1 4HR

Offers over £75,000

2 1 1

  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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

Beautifully presented top floor flat with spacious living accommodation, generous storage and modern décor throughout.

The property is situated in a popular area of Cresswell close to the local Doctor's Surgery, shop and within walking distance to the town centre. The property would be ideal for a first-time buyer.

ENTRANCE – 0.96M X 5.79M

UPVC front door, fitted carpet, radiator, light fitting, attic hatch, frosted glass pane above the bathroom door.

KITCHEN – 2.93M X 2.60M

Window looking out over the back of the property, wooden effect flooring, range of wall and base units, ample work surface, extractor fan, tiled walls, plumbing for washing machine, space for tumble dryer, fridge freezer and cooker, strip lighting.

LIVING ROOM – 3.35M X 3.87M

Large window looking out to the front of the property, UPVC door leading out to the secure balcony, fitted carpet, light fitting, alcove with shelving, radiator.



### BEDROOM 1 – 3.35M X 3.87M

Window looking out to the front of the property, built in double wardrobe with hanging and shelf space, fitted carpet, light fitting, radiator, the wardrobes and bedside tablets are included in the sale.

### BEDROOM 2 – 3.60M X 2.93M

Window looking over the back garden, two single built in wardrobes, fitted carpet, light fitting, radiator.

### BATHROOM – 1.95M X 1.68M

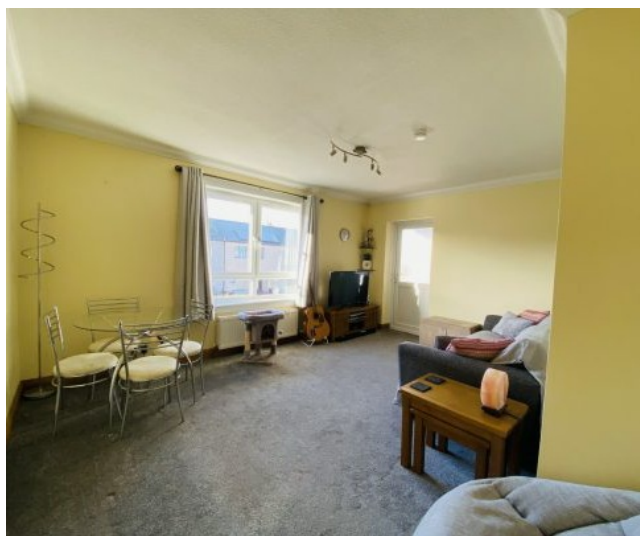
Fitted bathroom suite comprising of W.C., wash hand basin and bath with mains overhead shower, opaque window, modern tiled flooring, respatex splash back, spot lighting, radiator, wall mounted mirror.

### OUTSIDE

The flat is entered through a communal stairway. At the front door there is a large storage cupboard belonging to the property. The back garden has a shared drying green with allocated washing lines and individual store belonging to the property.

### NOTES

The property is heated with gas central heating and has had double glazed tilt and turn windows fitted throughout in the last 3 years.



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.



Ground Floor





# BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

[www.braidwoods.com](http://www.braidwoods.com)

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