



14 Alder Court, Dumfries, DG1 4PF

Offers over £68,000



We are pleased to have new to the market a spacious first floor flat with generous storage space throughout. The property benefits from a designated parking space.

The property is situated in a quiet area of Calside within walking distance of Dumfries town centre, local doctors surgery, library, primary schools and has a choice of popular restaurants nearby. Alder Court is an ideal property for an established landlord or someone looking to become a landlord as it is sold with a sitting tenant.

The property comprises of entrance staircase, living room, double bedroom, kitchen, bathroom.

ENTRANCE

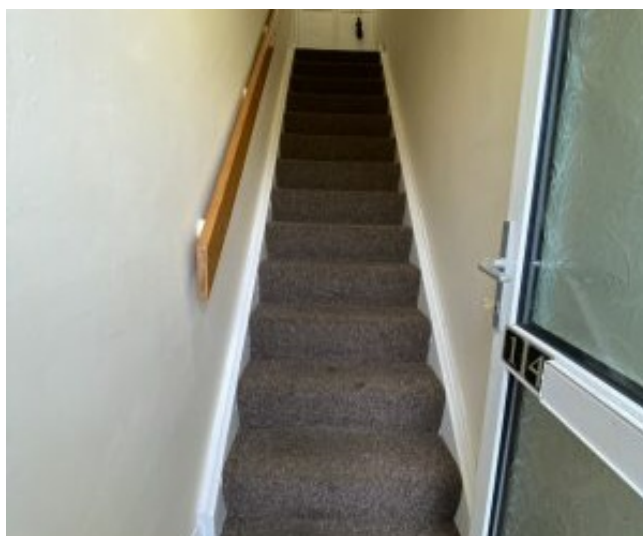
UPVC opaque pane glass front door opening to the stairs, fitted carpet, twin light fitting, cloak cupboard at the top of the stairs, door leading into living room.

LIVING ROOM – 4.65M X 3.54M

Spacious living room with window looking out to the front of the property, heater, fitted carpet, light fitting, door leading to hall.

HALL – 1.81M X 0.87M

Attic hatch, fitted carpet, airing cupboard with shelving, second cupboard housing hot water tank, light fitting, doors leading into the bedroom, kitchen and bathroom.



BEDROOM- 3.41M X 2.66M

Window looking out back of property, fitted carpet, light fitting, fitted double wardrobe with sliding mirror doors, wall mounted heater.

KITCHEN – 3.39M X 1.84M

Window looking out the back of the property, shaker style wall and base units and ample work tops, stainless steel sink with draining board, low-level electric heater incorporated into the kick board under the units at the window, plumbing for washing machine, space for electric cooker, space for fridge freezer, vinyl flooring, strip lighting sink, tiled splash back.

BATHROOM – 1.67M X 1.94M

White bathroom suite comprising of W.C., wash hand basin, bath with overhead electric shower, wall mounted mirror, extractor fan, partially tiled walls, vinyl flooring.

OUTSIDE

There is no garden ground with this property. There is a designated parking space to the front.

NOTES

The property is fitted with double glazing throughout and is heated by electric wall mounted space heaters in the living room and bedroom. In the kitchen there is a low – level electric heater incorporated into the kick board.



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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



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