



55 Akers Avenue, Locharbriggs, Dumfries, DG1 1UQ

Offers over £90,000



  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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Akers Avenue is spacious two bed mid terrace property with generous front and back gardens.

The property is situated in a quiet cul-de-sac in Locharbriggs within walking distance to local amenities, Library, Primary School, local Vet Clinic, as well as access to local bus routes. This property would be ideal for a professional person or a growing family as it is in a great location for commuting. The property does need some modernisation and viewing is essential.

#### ENTRANCE HALL – 1.96M X 2.41M

UPVC front door with glass pane, light fitting, fitted carpet, radiator, cupboard housing meter and fuse box, door leading into the living room and stairs leading to bedrooms and bathroom.

#### LIVING ROOM – 6.30M X 3.23M

Windows to front and back of the property, two radiators, twin light fitting, decorative fireplace with wooden surround, wooden panelling on one wall, fitted carpet, door leading into the kitchen.

#### KITCHEN – 3.78M X 1.94M

UPVC back door opening to patio area, window looking out to back garden, range of wall and base units, ample worksurfaces, integrated gas hob and oven, stainless steel sink with draining board, plumbing for washing machine, tiled walls, vinyl flooring, light fitting.



### LANDING – 1.55M X 1.93M

Light fitting, attic hatch, fitted carpet leading from entrance hall and staircase, wooden bannisters, radiator, doors leading into two bedrooms and bathroom.

### BATHROOM- 1.91M X 1.73M

Peach bathroom suite comprising of bath with overhead electric shower with respatex splash back, W.C. and wash hand basin, large opaque window, light fitting, vinyl flooring, radiator, partially tiled.

### BEDROOM 2 – 3.34M X 3.29M

Window looking out over the back garden, fitted carpet, radiator, light fitting, small storage cupboard with shelving above the hot water tank.

### MASTER BEDROOM – 4.31M X 2.90M

Twin windows looking out the front of the property, radiator, light fitting, fitted carpet, storage space with shelving.



## OUTSIDE

The front is a raised garden laid with gravel and mature shrubs. There are steps from the pavement to a mono blocked path leading to the front door. You can access the back garden through the shared passageway or through the kitchen. There is a walled patio area, lawn area and a gravelled section at the back of the garden.

## NOTES

The property is heated by mains gas and is fitted with double glazing throughout.



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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