



166 Brooms Road, Dumfries, DG1 2EF

Offers over £75,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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166 Brooms Road is a spacious well-presented 2 bedroom ground floor flat with front and back garden with shared drying green.

The property is situated in a popular area of Dumfries and within walking distance of the town centre. The property would be ideal for a first-time buyer or investor buyer.

The property consists of entrance vestibule, hallway, living room, kitchen, 2 bedrooms and wet room.

ENTRANCE VESTIBULE – 1.60M X 1.21

Aluminium framed front door with opaque glass, tiled flooring, under stairs walk-in storage cupboard, door leading into hall.



HALL -3.84M X 1.12M

Fitted carpet, light fitting, heater, telephone point.

LIVING ROOM – 4.56M X 3.71M

Large window to front of the property, fitted carpet, light fitting, feature marble fireplace and hearth with gas fire and wooden mantle, alcove with shelving and small cupboard, heater.



BEDROOM 1 – 2.57M X 3.60M

Window to the side of the property, fitted carpet, light fitting, heater.

BEDROOM 2 – 3.60M X 3.70M

Window looking out to the back of the property, fitted carpet, light fitting, heater, wardrobes included.

WET ROOM – 1.45M X 2.41M

Opaque window, W.C. wash hand basin, mains power shower with shower screen and shower curtain and rail, tiled walls, non-slip flooring, electric heated towel rail, extractor fan, light fitting.

KITCHEN – 3.47M X 3.34M

Small window and door to back garden, range of wall and base units, ample worksurfaces with stainless steel sink and drainer, wood effect flooring, partially tiled walls, plumbing for washing machine, plumbing for dishwasher space for tumble dryer, space for electric cooker, heater, twin light fitting.

OUTSIDE

Garden to front and rear of the property with shared drying green.



NOTES

The property is fitted with double glazing throughout and is heated by Dimplex Duo Heat night storage radiators and wall mounted electric panel heaters. The white goods in the kitchen are included in the sale.

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

2008

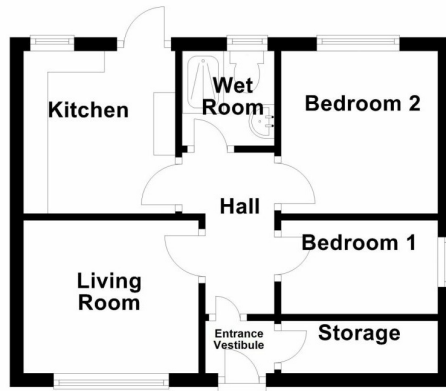
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

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



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