



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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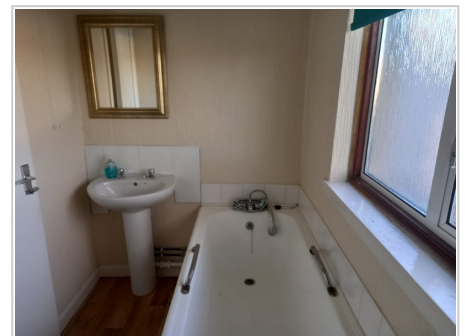
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19 Cresswell Gardens,
Dumfries,
Dumfries And Galloway.
DG1 2HH

£55,000



- Good or access to town centre and amenities
- Gas central heating
- Shared drying green
- Great storage
- Ideal for rental investment or first time buyers



Ref: PRA10815

Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

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General Description

We are pleased to present this spacious and bright 1 bedroom flat in the popular Larchfield area of Dumfries. Ideal for a first time buyer or buy-to-let investor, the first floor flat boasts excellent storage, gas central heating and is conveniently located for access to Dumfries centre and amenities.

The modern kitchen provides ample storage in wall and base units, with space available for additional white goods and the adjoining living room leaves plenty space to include a dining area.

The double bedroom has generous storage, and dual aspect windows ensure a bright and airy feel. The bathroom contains a white three-piece suite with shower attachment to the mixer taps.

Cresswell Gardens sits within a popular residential area, with a regular bus route nearby and a varied choice of local shops and supermarkets a short walk away.

Dumfries is well connected to the surrounding area, the A74 and M6 motorways are easily accessible, and the railway line has regular services to Glasgow and Carlisle.

Accommodation

Hallway (10' 1" x 3' 0") or (3.07m x 0.91m)

The hallway contains two cupboards and a storage areas and provides access tot he living room, bathroom and bedroom. There is a columned radiator and lot access.



Living Room (16' 6" x 9' 3") or (5.03m x 2.83m)

Overlooking the front of the property, the living room is a spacious and bright room, with gas fire, columned radiator and access to the kitchen. A useful storage cupboard is fitted next to the chimney breast.



Kitchen (8' 4" x 6' 8") or (2.54m x 2.04m)

This compact and well appointed kitchen at the front of the property has a bright outlook, built in electric hob and single oven. There are base and wall units for storage, a stainless steel sink with mixer tap, and an extractor fan.



Bathroom (8' 9" x 5' 0") or (2.67m x 1.52m)

Featuring a white three piece suite with shower attachment to the bath. There is a columned radiator, heater and extractor fan. Plain white tiles sit above each of the wet areas.



Bedroom 1 (13' 2" x 8' 5") or (4.02m x 2.57m)

At the rear of the property, the bedroom has dual aspect to the side and back. A built in wardrobe sits between the windows and an overhead storage cupboard sits over an alcove with shelving. The generous cupboard for the gas boiler is in the opposite corner, and a radiator is beside the door.



Outside

A shared drying area to the back of the property also holds the waste and recycling bins.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

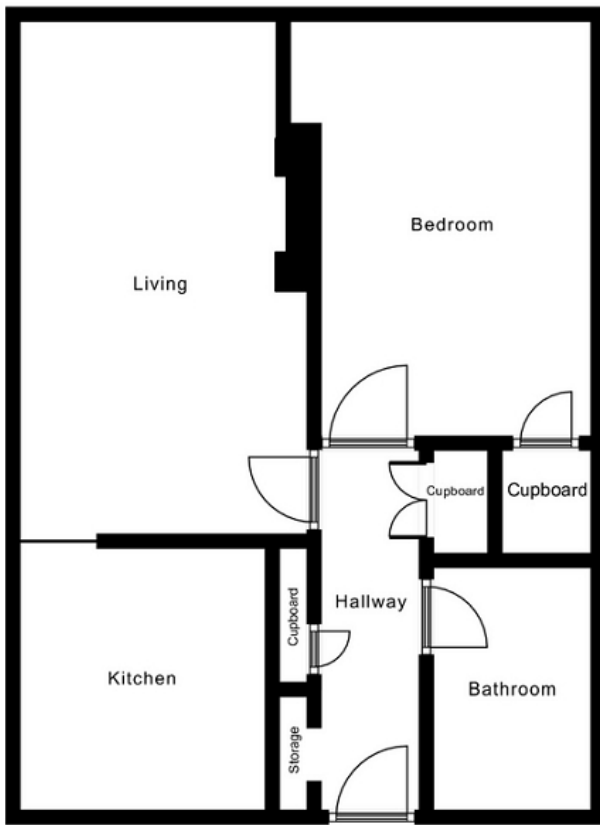
We are informed that the tenure is Not Specified

Council Tax

Band A

Directions

From our office on Buccleuch Street, travel west and turn left onto Whitesands. Turn left onto St Michaels Bridge Road, and continue straight onto Brooms Road. Continue on this road past the fire station, taking the second exit at the roundabout, then the first right onto Cresswell Avenue. Take the first left at the mini roundabout onto Barrie Avenue, following it around to the right. As the road curves left, Cresswell Gardens are on the left hand side.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.