



9 Blackley Park Gardens, Dumfries, DG2 9JP

Offers over £105,000



  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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Charming one bedroom semi-detached bungalow with conservatory, driveway and secure back garden.

The property is situated in a popular and peaceful cul-de-sac offering easy access to Dumfries Town Centre, local amenities, Primary and Secondary Schools and links to public transport. Ideal as a first time buyer property, buy to let or for someone looking to downsize this property must be viewed to appreciate the accommodation and location.

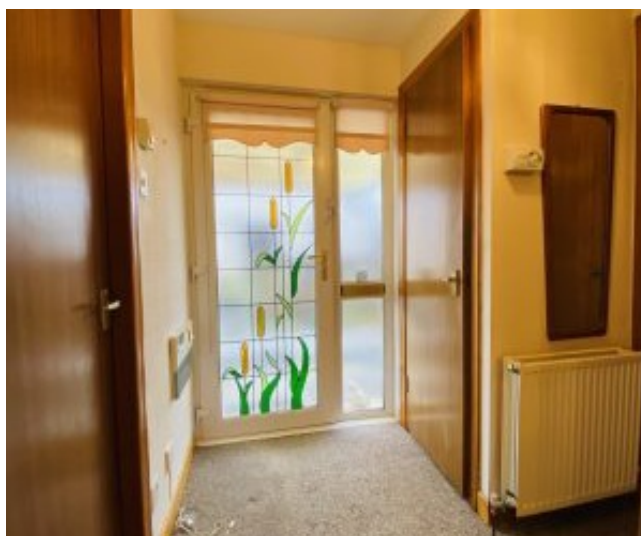
The property consists of large driveway to Front, Entrance Hall, Kitchen, Bedroom, Shower room, Living room, Conservatory secure back garden.

#### ENTRANCE HALL – 1.83M X 2.10M

UPVC door, Fitted carpet, light fitting, cupboard, fuse box, radiator, attic hatch.

#### KITCHEN – 1.73M X 3.00M

Wood effect laminate flooring, fitted wall and base units, space for under counter fridge and freezer, plumbing for washing machine, space for electric cooker, light fitting, double glazed window to the front of the property.



### BEDROOM – 4.03M X 3.07M

Fitted carpet, twin radiators, light fitting, double glazed window looking out to the front of the property.

### SHOWER ROOM – 1.95M X 1.69M

Fitted carpet, tiled splash back, WC, wash hand basin, corner shower cubicle with electric shower, opaque double glazed window, radiator, towel rail.



### LIVING ROOM – 3.06M X 3.04M

Fitted carpet, light fitting, sliding doors going out to the conservatory.

### CONSERVATORY – 2.84M X 4.39M

Fitted carpet, double glazing throughout, Perspex roof, patio doors going out to garden.



### OUTSIDE

Gravel front garden, slabbed driveway to the side of the property. To the back of the property there is a lawn area with mature trees and shed.



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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