



Walker & Sharpe

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9 Elderbank Place, Dumfries, DG1 4RY
Offers Over £110,000.

Located in a private cul de sac location, this two bedroom semi detached home is perfect for first time buyers. Walk in condition throughout with a private garden to the rear and off street parking to the front. Less than a 10 minute drive from the property into the town centre and a short walk to Georgetown primary school.

***Garage
Double glazing
Private Garden
Gas Central Heating
Built in Storage***

EPC- C

Please phone 01387 267222 to arrange a viewing.



Member

Accommodation

Entrance through UPVC door with double glazed frosted glass panels and double glazed frosted glass window to the side.



Entrance Hallway

Laminate wooden flooring, radiator, stairs to upper accommodation with fitted carpet. Door to living room, cloakroom, small under stairs storage space housing the meter.



Cloakroom

5'6" x 7'2"

1.69m x 2.19m

Wooden door into walk in cloakroom space. Ferroli boiler, coat hooks, light, carbon monoxide alarm. Plug sockets, double glazed window to the side of the property with fitted blind.



Living Room

9'11" x 14'9"

3.04m x 4.49m

Laminate wooden flooring, electric fire with wooden surround. Plug sockets, TV point, internet point. Central heating monitor, light. Double glazed window with fitted blinds overlooking the front garden. Opening through to the dining kitchen.



Kitchen/Diner

16'1" x 7'9"

4.9m x 2.36m

Opening from living room into Dining area, wooden laminate flooring, radiator, light, plug sockets, sliding double glazed glass doors to the rear garden.

Tiled flooring on the kitchen side of the room, fitted base and wall units. Sink drainer and vegetable section, gas oven and hob with fan above. Plug sockets with USB charging ports, space for washing machine. Light, double glazed window to rear, UPVC door to rear garden with frosted double glazed window.

First Floor Landing

Fitted carpet on stairs and landing, light, access to loft, smoke alarm, double glazed window to the side of the property with fitted blind.

Doors to bathroom, bedroom 1, bedroom 2, storage cupboard.

Storage Cupboard

Wooden door into storage cupboard, fitted carpet, wooden shelves



Bathroom

6'7" x 8'7"

2.02m x 2.63m

Wooden door into bathroom, Tiled flooring, spotlights, wipe clean board on all walls, heated towel rail. WC, wash hand basin, bath with over head shower, double glazed frosted windows to rear with fitted roller blind.



Bedroom 1
12'9" x 11'5"
3.88m x 3.48m

Double glazed window to the front of the property with fitted blind. Fitted carpet, built in wardrobe. Light, radiator, plug sockets, TV point.



Garage
9'8" x 19'0"
2.95m x 5.8m

Concrete floor, door to the front for access by car, wooden door with window on side for pedestrian access. Window to the side looking onto the rear garden. Light, plug sockets.



Bedroom 2
9'2" x 11'0"
2.79m x 3.36m

Fitted carpet, radiator, plug sockets, light, TV point. Double glazed window overlooking the rear garden.





Exterior

The front garden has a driveway made up of paving slabs and stones beside a grass area with a stone border. The driveway leads up to the rear garden which has the garage, a paved area and a raised area of grass with a stone border with a fence to the right.

Included

Cooker and gas hob.

Council Tax - Band C

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.