

7 ALDER COURT

Dumfries, DG1 4PF



An ideal starter/downsizer home with lovely leafy outlook in a popular residential area of Dumfries. With ready access to a range of good local amenities including bus route, shops, library, schools (both primary and secondary) and medical centre.

- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Garden
- Patio
- Double Glazed

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Fixed Price £85,000.00

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Entering through glazed porch. Flagstone floor. Storage cupboard. Outside lights. Double glazed and timber door to hall.

Hallway

Stairs rising to upper floor. (Meters below stairs). Laminate flooring. Central light fitting. Smoke alarm. Telephone point. Archway to kitchen. Doorway to Living Room.

Kitchen (1.62 m x 2.54 m)

Window to front. Painted Quaker style units. Laminate floor. Good range of wall & base units with co-ord marble affect work tops. Integral electric oven. Gas hob. Stainless steel sink and drainer. Zanussi Washing machine. Fridge freezer. Downlighters below cupboards. Central light fitting. Controls for heating and hot water.



Living Room (3.36 m x 3.57 m)

Overlooking rear garden with views to hills in distance. Sliding doors to enclosed rear garden. Laminate floor. TV point. Attractive chandelier style light fitting. Decorative iron pole and co-ord curtains.

Carpeted stairs to upper landing. Hatch to attic. Central light fitting. Smoke alarm.

Bedroom 1 (2.47 m x 1.53 m)

Single room overlooking rear garden. Roller blind.

(NB: TV and bracket will be removed and are not included in sale).

Bedroom 2 (2.62 m x 3.48 m)

Double room with large mirrored wardrobes with space for hanging and shelves. Window to front. Iron curtain pole. Candelabra style light fitting.

(NB: TV and bracket will be removed and are not included in sale)



Bathroom (2.00 m x 1.68 m)

Bathroom suite in white comprising W.C, Wash hand basin and bath. Triton electric shower over bath. Attractive tiles. Glass shower screen. Slate effect laminate floor. Frosted glazed window to rear. Roller blind.

Garden

Fenced rear garden. Pathway to lawn and patio. Shed.

To the front, there is a paved parking area exclusive to the property.



Viewings

Strictly by appointment. Please contact the Selling Agents on 01387 240044 to arrange a viewing.

Offers

Offers should be submitted to the Selling Agents in Scottish Legal Form. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any Offer.

Home Report

A Home Report is available for this property. Please contact the Selling Agents for details of how to access it.

EPC Rating - D

COLLEDGE & VAUGHAN
SOLICITORS & ESTATE AGENTS

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.

The photographs have been taken with a digital camera using a wide angled lens.

While the Particulars have been carefully compiled and are believed to be accurate no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.

None of the items included in the sale of working or running nature such as the central heating system installation or mechanical or electrical equipment (where include in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.