

RADLEY FINANCIAL SERVICES

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8 Cresswell Gardens DUMFRIES

OFFERS OVER £69,000



Description

Radley Financial Services are delighted to welcome to the market, a one bed room 1st floor flat central to Dumfries Town Centre, close to local amenities and within walking distance from the bus and train stations. The internal layout comprises of a lounge, kitchen, bathroom and one bedrooms.

Services

Water and electricity.

Local Authority

Assumed to be council tax band B

Viewing

By appointment only, contact Radley Financial Services on 01387 240074

ACCOMODATION

HALL

The hall comprises of two storage cupboards. Fitted carpet.

LOUNGE 5.16 m x 3.26 m

An large lounge with views to the front with double glazed window. Comprises of gas fire. Storage cupboard housing the hot water tank. BT and TV points. Fitted carpet.

KITCHEN 2.55 m x 2.13 m

Base and wall units with ample work surface. Stainless steel sink and drainer. Extractor fan. Space for a fridge and plumbing for a washing machine. Linoleum flooring. Double glazed window to the front of the property.

BEDROOM 4.00 m x 2.52 m

A large bedroom with views to the rear and with double glazing. The room has built in wardrobes and a storage cupboard. Fitted carpet.

BATHROOM 2.30 m x 1.53 m

The bathroom comprises of a 3 piece white bathroom suite with an electric shower. Extractor fan. Electric wall mounted heater. Linoleum flooring.

This property would make an ideal first time buyer or buy to let property.

OUTSIDE

Shared drying green with small outdoor store.

SONIC TAPE CLAUSE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate

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INFORMATION – The Properties Misdescriptions Act 1991

While these 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 there from. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included 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 there from. Any photographs are purely illustrative, and may demonstrate only the surroundings. They are not therefore 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.

Measurements

Room measurements are generally stated as maximum. Prospective Buyers should note that some rooms may not be uniform in shape. If there is any doubt please contact Radley Financial Services.

Note

In compliance with the Writing Act (Scotland), these particulars do not constitute an offer or comprise any part of an offer.

Offers

All offers in proper Scottish Legal form should be submitted to Radley Financial Services. A closing date for offers may be set, and therefore it is advisable for prospective purchasers to register their interest with Radley Financial Services.