



**30 Ballater Avenue, Dumfries, DG1 3DP**

**GG&B**  
PROPERTIES



# 30 Ballater Avenue, Dumfries, DG1 3DP

“Deceptively spacious ground floor flat with private garden in a convenient location close to Dumfries town centre.”

## Accommodation

+ Hall  
+ Lounge  
+ Kitchen  
+ Utility Room  
+ Bedroom  
+ Bathroom

## External

+ Private Garden

## EPC Rating D

Council Tax Band A

## LOCATION

Situated on a quiet street within a popular residential area close to Dumfries town centre, 30 Ballater Avenue is conveniently located close to a wide range of local amenities and transport links.

## DESCRIPTION

One bedroom, ground floor flat with private access door offering deceptively spacious accommodation. 30 Ballater Avenue benefits from UPVC double glazing and gas central heating throughout and has its own private garden as well as a drying green which is shared with one other property. On street parking is available. 30 Ballater Avenue would ideally suit a first time buyer, a retired buyer or a buy to let investor.

Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

UPVC double glazed obscure glass door into hall.

## Hall

Central heating radiator. Smoke alarm. Large cupboard with hooks. Thermostat. Telephone point. Doors to all rooms.

## Lounge 4.3m x 4m (at widest)

Window to rear. Central heating radiator. Television point. Smoke alarm. 2 small cupboards, one shelved and one with hanging rail. Shelving.

## Kitchen 3.15m x 2.41m

Window to rear. A range of modern wall and floor mounted units, one housing electric meters and fuse box. Tiled splashback and black speckled stone effect worktops. Stainless steel sink and single drainer. Integrated Beko electric oven, hob and cooker hood. Space for tall fridge freezer and a further under counter appliance. Central heating radiator. Heat alarm and carbon monoxide alarm. Xpelair extractor fan.

## Utility Room

2.47m x 1.16m (at widest)

Small window to side. Vokera gas combi boiler. Plumbing and space for washing machine and tumble dryer. Washing lines and coat hooks.

## Bedroom 3.71m x 3.65m

Large window to front. Central heating radiator.

## Bathroom

1.92m x 1.71m

Obscure glass window to side. White suite of W.C., wash hand basin and bath with Mira Jump electric shower and glass shower screen.

Respatex to full height at bath and to half height at rest of suite. Central heating radiator. Towel rail. Vanity cabinet. Coat hook.

## EXTERNAL

A paved path from the street gives access to the entrance doors for both 30 and 32 Ballater Avenue. There is a small front garden belonging to 30 Ballater Avenue which is laid to stone chips for ease of maintenance. Gas meter. The shared paved path continues around the side of the building to the rear garden.

Garden laid to lawn with washing lines.

## VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 5pm) on 01556 504 038.

## HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto [www.onesurvey.org](http://www.onesurvey.org) and entering the postcode for the property DG1 3DP.

## OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. 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.



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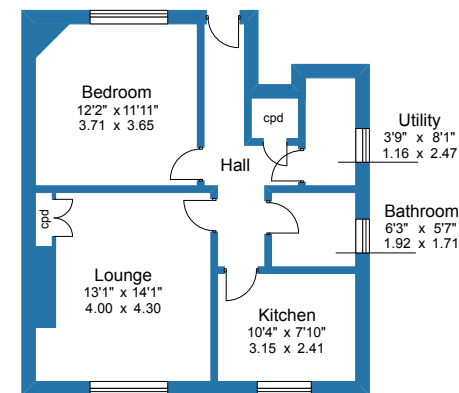


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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.  
The photographs have been taken with a digital camera, using a wide angled lens.

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