



8 Barrie Avenue, Dumfries, DG1 2HD

# 8 Barrie Avenue, Dumfries, DG1 2HD

“One bedroom Sandstone built ground floor flat within close proximity to Dumfries Town Centre”

## Accommodation

- + Entrance Vestibule
- + Hallway
- + Lounge
- + Kitchen
- + Bedroom
- + Bathroom

## Outside

- + Front and rear gardens

## EPC Rating D

## LOCATION

The property is located within a popular residential area on the edge of Dumfries town centre and is convenient for many local amenities including Morrison's and Lidl supermarkets and DG1 Leisure complex. The property is a short walk from the town centre which offers amenities commensurate with a town of its size.

## DESCRIPTION

One bedroom ground floor, Sandstone built flat with private access door and gardens to front and rear. 8 Barrie Avenue benefits from wooden double glazing and gas central heating throughout with a coal effect gas fire in the lounge. On street parking is available. 8 Barrie Avenue would ideally suit a first time buyer, a retired buyer or a buy to let investor.

Outside there are garden grounds to the front and rear with a shared drying green.

## ACCOMMODATION

### Entrance Vestibule

Wooden external front door opening into vestibule; wooden glazed door into hall; door to large storage cupboard with shelving and window to side; wood effect laminate flooring.

### Hall

Doors to lounge, bedroom, bathroom, large storage cupboard and double doors to cupboard with shelving and hanging space; radiator; wood effect laminate.

### Lounge

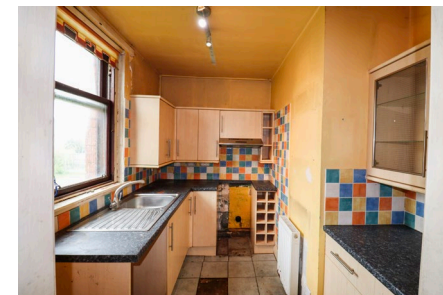
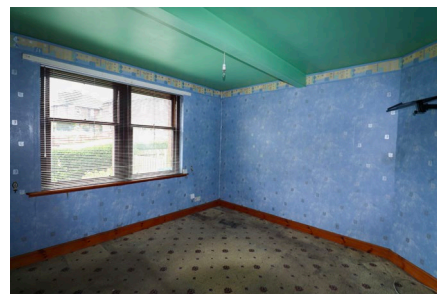
Good sized room with window to rear; gas coal effect fire set on polished stone hearth and surround with ornate wooden mantle; shelved recess with shelved cupboard beneath; 2 x television connection points; phone connection point; opening to kitchen; coving; radiator; fitted carpet.

### Kitchen

Modern fitted wall and floor units with complementing worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; space for cooker; extractor hood; space for fridge freezer; space and plumbing for washing machine; window to rear; cupboard housing fuse box and meters; xpelair extractor fan; radiator; tiled floor.

### Bedroom

Double bedroom with large window to front; integrated cupboard housing Worcester boiler and shelf; television connection point; 2 x Openreach connection points; radiator; fitted carpet.



### Bathroom

Suite of W.C., wash hand basin and Triton electric shower over bath with tiles to walls; obscure window to side; heated towel rail; tile effect flooring.

## OUTSIDE

### Garden

Gated shared concrete path to front door with area laid to lawn at front; outside light; gas box. Rear garden laid to lawn with wooden garden shed and paved patio area; shared drying green.

## VIEWING

By appointment with the Selling Agents on 01556 504038.

## HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto [www.onesurvey.org](http://www.onesurvey.org).

## OFFERS

Offers 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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Castle Douglas  
DG7 1NA  
01556 503744

33 High Street  
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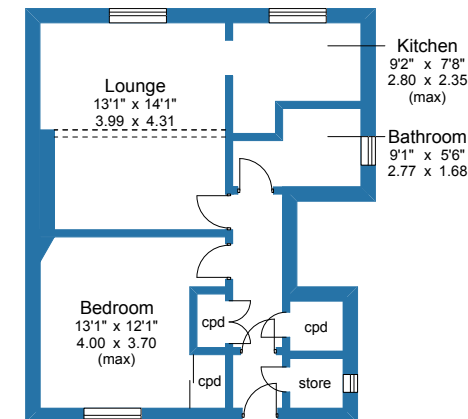


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