

35 BUCCLEUCH STREET DUMFRIES DG1 2AB
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FOR SALE

56 GILBRAE, DUMFRIES, DG1 4BP



End terraced house situated within a recognised residential area with good access to the town centre with newly installed double glazed windows throughout.

- VESTIBULE
- LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- EPC RATING D

Offers over £65,000 are invited

SITUATION

Situated within easy walking distance of Dumfries town centre with its extensive urban facilities such as retail shopping, primary education through to the well-regarded Crichton University Campus, bank and medical services, and a railway station connecting to the Glasgow/London Intercity mainline station at Carlisle 30 miles distant.

South West Scotland is renowned for its wide recreational opportunities of hill walking, game and coarse fishing, shooting, stalking etc., the Solway Coast providing marine pursuits, there are numerous golf courses and, within Dumfries, there are many cultural activities, cinema, licensed premises, clubs and an ice rink.

DIRECTIONS

From Dumfries proceed along the Whitesands towards St. Michaels Bridge Road, and at the traffic lights at this junction bear left. At the next traffic lights turn right onto St Michael's Street, and proceed to the roundabout. In the left-hand lane go straight across the roundabout onto Craigs Road and follow this road over the hill onto Gilbrae Road, take the first left onto Gilbrae, then turn left and take the first right into the shared carpark. No 56 is at the bottom situated next to the garden.

DESCRIPTION

An end terraced 1-bedroom house situated within a recognised residential area with good access to the town centre, the Dumfries & Galloway Royal Infirmary and Crichton Business Park.

Porch 1.14m x 1.2m approx.

Wooden laminated flooring vestibule with a single pendant lighting fixture. Cupboard housing electricity meter and fuse box.

Door To:

Living Room 3.8m x 3.3m approx.

Open tread stairs to first floor. Wooden laminated flooring, radiator 3 power points, TV aerial point and satellite cable. Telephone point.

Door to:

Kitchen 1.5m x 3.1m approx.

Range of floor and wall units with worktops over incorporating single aluminium sink and drainer. Gas aluminium hob with extractor hood over and electric oven. Tile splash back. 4 power points. Radiator. Laminated wooden flooring UPV framed window above sink. Cupboard .5m x 1.5m approx. with power source for fridge-freezer.



First Floor

Landing

With loft hatch, single pendant lighting fixture smoke and Co2 detectors. With cupboard housing the gas fired boiler and separate storage cupboard

Doors off to:

Bedroom 3m x 3.1m approx.

Carpeted. Double mirror fronted wardrobe with hanging rails and shelf over. 2 power points and a radiator.



Bathroom 1.9m x 2m approx.

No power points. Isolator fan mounted on wall. Coloured suite comprising bath with shower over and shower curtain, toilet and wash hand basin. Radiator. Vinyl floor.

OUTSIDE

To the front of the property in a private parking area there is one allocated parking space for the house. There is a gravelled garden and path to the front door, and to rear is an enclosed garden comprising small patio area opening onto the sloped gravel with flower borders with drying line.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

The property is currently assessed as Band B for Council Tax Purposes.

POSTCODE

DG1 4BP

CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on 5th November 2018 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law.

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
- No person in the employment of Messrs. G.M. Thomson & Co. has any authority to make or give any representations or warranty whatever in relation to these properties.
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