

# 33 Corberry Mews, Dumfries, DG2 7AX

## Offers Over £140,000



Beautifully presented spacious two bedroom ground floor flat in this much sought after a private cul-de-sac in prestigious location on the edge of the town centre with all its amenities. Within walking distance of the Town Centre, with both University and College campuses and to the local hospital. The property benefits from gas central heating, double glazing, shared drying green and allocated parking along with visitors parking.



**POLLOCK & MCLEAN**  
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean  
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**Measurements (all approx.)**

Entrance vestibule – 1.32m x 2.18m  
 Dining Room – 3.31m x 2.92m  
 Bathroom – 3.15m x 1.87m  
 Bedroom 2 – 3.31m x 2.75m

Conservatory – 2.67m x 1.73m  
 Kitchen – 3.72m x 3.18m  
 Bedroom 1 – 4.14m x 3.18m

Living Room – 5.24m x 3.50m  
 Hall – 5.26m x 1.02m  
 En-suite – 2.53m x 1.17m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance vestibule with tiled floor and cupboard housing electrics, door to living room and rear conservatory.
- Conservatory with windows overlooking the rear and door giving access to the rear.
- Bright open plan living room and dining room which is a good size a separated by a decorative archway, bay window to front from the living room and further bay window to the front from dining room, gas fire with marble hearth and mantel. Double doors leading to kitchen.
- Kitted kitchen with wall and base units, integrated electric oven and four ring gas hob with extractor fan, sink with mixer tap and left hand drainer, Worcester boiler and Beko dishwasher.
- Hallway with two built-in cupboards, door to two bedrooms and bathroom.
- Master bedroom with en-suite, spacious room with window to rear and double door built-in wardrobe with hanging rail and shelf.
- En-suite shower room with wash hand basin, W. C. and shower cubicle, fully tiled and window to rear.
- Bedroom two is a double which is front facing with double door built-in wardrobes with hanging rail and shelf.
- To the rear are steps leading to the communal drying green which is laid to lawn, along with flower bed and stone chips for easy maintenance.
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or reliability. © 2023