

14 Brodie Avenue, Dumfries, DG2 7ED

Offers Over £70,000



Deceptively spacious one bedroom ground floor flat in the popular
are of Troqueer close to 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 off street parking.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU



Measurements (all approx.)

Hall: 2.51m x 2.38m
Kitchen: 3.23m x 2.16m

Living Room: 4.62m x 3.67m
Shower Room: 2.53m x 1.53m

Bedroom 1: 4.74m x 3.69m



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 hall with doors to the living room, kitchen, bedroom and shower room. Built in cupboard with electrics.
- Bright living room with windows to the rear, gas fire with tiled hearth and modern mantel piece.
- Fitted kitchen with wall and base units. Sink with right hand drainer. Window to rear.
- Shower room with Mira shower W.C and wash hand basin with splash back and window to the front.
- Off street parking to the front and a shared garden to the rear. With lawn and clothes poles.



