



## Grierson Avenue, Dumfries

- First Floor Flat with Private Entrance,
- Living Room, Modern Dining Kitchen,
- Garden to Side and Rear,
- 2 Bedrooms, Shower Room,
- Entrance Hall, D/G, C/H,
- Energy Rating - C

Offers Over £80,000



Tenure: Freehold

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# Grierson Avenue, Dumfries

## DESCRIPTION

Fantastic opportunity to purchase a First Floor Flat perfect for a First Time Buyer or Investment Buyer. The flat is boasting a private entrance to the accommodation, garden whilst being ideally situated close to Dumfries town centre with its' many local amenities, Contact Hunters today!

The accommodation briefly comprises of Private Entrance Hall, First Floor Hallway, Living Room, Dining Kitchen, 2 Bedrooms and Shower Room. The property is benefiting from Central Heating, Double Glazing and Garden. Energy Rating - C. Council Tax Band - B.

A viewing is recommended to fully appreciate the property and the location. No Onward Chain.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

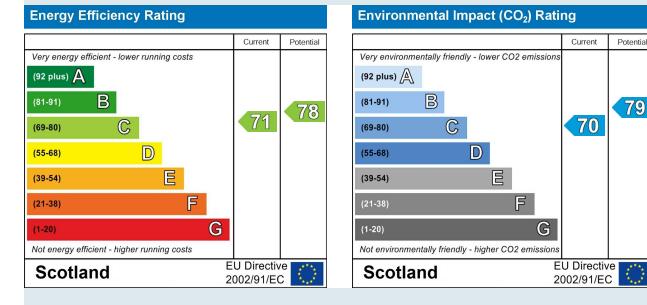
Bridgend, High Street, Annan  
Tel: 01387 245 898 Email:  
centralhub@hunters.com <https://www.hunters.com>



Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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