



47 Aspen Crescent, Dumfries, DG1 4QF



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Offers Over £22,000
(1/4 share of property)

“Two bedroom home with shared ownership, in a quiet location close to a range of amenities”

Ground Floor

- + Hall
- + Lounge
- + Kitchen

First Floor

- + 2 Bedrooms
- + Bathroom

Outside

- + Garden
- + Residents' Parking

EPC Rating D



135 King Street
Castle Douglas
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01556 503744

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Dalbeattie
DG5 4AD
01556 611247



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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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LOCATION

47 Aspen Crescent is situated within a quiet cul-de-sac in the popular residential area of Georgetown, Dumfries. Georgetown is well served with shops, primary schools, a library, health centre and pharmacy, post office and regular bus service which operates to and from Dumfries town centre. Dumfries town centre itself offers a selection of high street shops, theatre, cinema and leisure facilities.

DESCRIPTION

Terraced two bedroom house with rear garden, benefitting from electric heating, double glazing and a residents' car park close by. The property would benefit from some modernisation but once works have been completed, it would ideally suit an individual, a couple or a buyer looking to downsize. Please note, the property is currently under joint ownership between the seller and Loreburn Housing Association with a ¼ share of the property being offered for sale.

Viewing is recommended to appreciate the accommodation on offer.

ACCOMMODATION

Steps to wooden double glazed door into hall.

Hall

Window to side. Small cupboard housing electric meter and fuse box. Coat hooks.

Lounge 4.66m x 3.58m

2 windows to front. 2 electric heaters. Television point and telephone point. Stairs to first floor.

Kitchen 3.54m x 2.43m

Window to rear. Range of wall and floor mounted units, tiled splashback and marbled worktops. Space for fridge freezer, automatic washing machine and electric cooker. Stainless steel sink and single drainer. Extractor fan. Water heating controls. Laminate flooring. Wooden double glazed obscure glass door to rear, giving access to the garden.

Landing

Hatch to attic. Smoke alarm. Doors to bedrooms and bathroom.



Bedroom 1 3.58m x 2.95m (excluding doorway)

Window to front. Dimplex electric heater. Telephone point. Large shelf over staircase space.

Bedroom 2 3.58m x 2.07m (excluding doorway)

Window to rear. Dimplex heater. Cupboard housing water tank with shelf.

Bathroom 2.04m x 1.71m

Suite of W.C., wash hand basin and bath with curtain rail and Mira Go electric shower. Tiling to full height at bath and half height at rest of suite. Tiled flooring. Dimplex wall mounted electric heater. Extractor fan. Shaving light and mirror. Corner shelving.

EXTERNAL

To the front of the property there are small areas of gravel and lawn. Steps lead up to the front door. The residents' car park can be accessed from the front or rear of the property and is located beyond the neighbouring property, No.49 Aspen Crescent.

The small rear garden is laid to gravel and flower beds. A paved path leads down the garden to a wooden gate which gives access to a path to the residents' car park. Plastic store. Wooden fencing.

PLEASE NOTE

This is a shared ownership property, a ¼ share of the property is being offered for sale. There is a weekly occupancy charge of £61.08 payable to Loreburn Housing Association. Factoring fees, which are paid quarterly also apply.

VIEWING

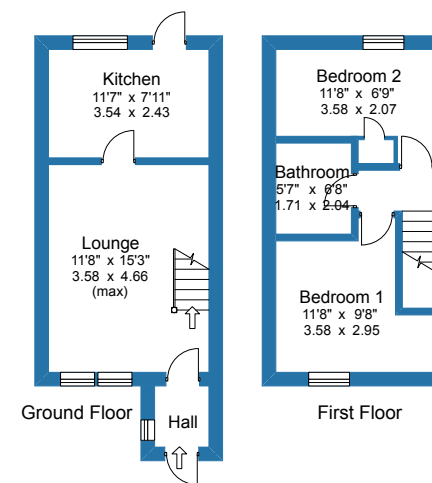
To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 504 038.

HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

OFFERS

Offer 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.



For illustrative purposes only. Not to scale.

