



# Murray Little & Knox



Solicitors, Notaries Public and Estate Agents

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**Address:** 7 MILLBURN AVENUE, DUMFRIES, DG1 4BG.

**Summary:** Spacious one bedroom upper flat with easy access to all local amenities including train station, supermarkets and Town Centre. The property has been well maintained and would be an excellent starter home or investment opportunity. Work to upgrade the flat is nearing completion

**Accommodation:** Comprises Living Room, Kitchen, Bedroom, Bathroom, Shared Garden Area and Parking Area.

**Viewing:** By arrangement with Selling Agents

**Price:** FIXED PRICE £71,500

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7 Millburn Avenue, Dumfries

Communal access to front and rear of the property.

Hardwood front door with frosted glass panels and blind into Hallway with electric socket and central heating radiator. Thermostat. Door to large walk in cupboard with shelving. Doors to Living Room, Kitchen, Bedroom and Bathroom.

**LIVING ROOM**

14'4" x 12'5"

(4.38m x 3.81m)



**Baxi Bermuda Gas fire with back boiler (which powers the central heating system) on tiled hearth and with wooden mantel. Hardwood double-glazed windows to front. Central heating radiator. Built in storage cupboard and further storage cupboard and display area. TV aerial socket, telephone socket and two double electric sockets.**

**KITCHEN**

10'6" x 9'5"

(3.23m x 2.89m)



**Wood fronted wall and floor units with ample worksurfaces and tiling between. Stainless steel one and a half bowl sink with single drainer and mixer tap. Hardwood double-glazed window to rear with wooden venetian blinds. Central heating radiator. Extractor fan. Expelair. Plumbed for automatic washing machine. Three double and two single electric sockets. Cooker switch. Hatch to roof space.**

**BEDROOM**

14'4" x 13'

(4.38m x 3.96m)



Hardwood double-glazed windows with wooden Venetian blinds. Central heating radiator. Two double electric sockets.

#### BATHROOM

White bathroom suite comprising WC, wash hand basin and bath with over bath electric Triton shower. Laminate wall tiling surrounding bath and sink. Central heating radiator. Hardwood patterned double-glazed window with roller blind. Vinyl flooring.

#### OUTSIDE

Grass area to side and rear with drying area and garden shed with power. Off street parking to rear.

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#### NOTES:-0

1. COUNCIL TAX BAND-A
2. DATE OF ENTRY-By arrangement.
3. VIEWING-By arrangement with Selling Agents.
4. HEATING-Gas Central Heating.
5. SERVICES- Mains Gas, Electricity, Water and Drainage.
6. ITEMS INCLUDED-All floor coverings, light fittings and blinds.
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Murray Little & Knox, Solicitors, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7. Fax. 01461 205995. Web. [www.mlandk.co.uk](http://www.mlandk.co.uk). E-mail. [mlandk@mlandk.co.uk](mailto:mlandk@mlandk.co.uk). Although believed to be correct they are not guaranteed and it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an offer.

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These particulars can be viewed in Adobe PDF format. Click on the button below to view. Right-click and "save target as" to download



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