

Murray Little & Knox

27B WALLACE STREET, DUMFRIES, DG1 2LP

OFFERS OVER £65,000



Freshly decorated one bedroom first and second floor maisonette flat ideally situated for Dumfries town centre, Crichton Campus, local parks etc. Double glazing and gas central heating. Ideal first time buy or buy to let investment. EPC - D

Accommodation

Communal entrance door, hallway and stairs; Large Kitchen; Living Room; Double Bedroom with fitted wardrobes; Bathroom with separate shower cubicle; Cellar store

Outside

Communal drying green to rear; on street parking

Viewing

Contact the Selling Agents on 01461 202866

www.mlandk.co.uk

GENERAL

The property is situated in an established residential area and is within easy reach of local shops, schools etc. The property has been well maintained throughout and has been freshly decorated. There is an exclusively owned storage room in the cellar.

Timber communal entrance door to communal hallway; staircase to:-

Shared Landing; storage cupboard housing Worcester central heating boiler; timber entrance door with coloured glass borrow light above to:-

VESTIBULE

Fitted carpet; high level cupboard housing electricity meter and fuse box; timber door into:-

KITCHEN

3.81 m x 3.58 m, 12'6" x 11'8"

Double glazed window to rear; fitted with timber base, wall and glass fronted units; wine racks; worksurfaces over; acrylic sink; ceramic tiled splashbacks; slot in electric cooker; Blomberg washing machine; Beko upright fridge-freezer; grey painted brick fireplace with new electric stove; central heating radiator; ACL Lifestyle hot water and central heating control unit; telephone point; dark stained floorboards; ornamental ceiling beams;



LIVING ROOM

4.68 m x 4.25 m, 15'4" x 13'11"

Large bright room with twin double glazed windows to front; attractive Art Deco style fireplace housing new electric fire; shelved alcove; corner TV unit; dado rail; fitted carpet; central heating radiator;





From Vestibule; carpeted stairs with timber handrail and Skylight;

DOUBLE BEDROOM

5.85 m (longest) x 3.58 m, 19'2" x 11'8"
Double glazed window to front; fitted carpet; central heating radiator; range of fitted wardrobes; small access to roof eaves;



BATHROOM

2.30 m x 2.01 m, 7'6" x 6'7"

Opaque double glazed window to front; white w.c., wash hand basin and bath; separate shower cubicle; ceramic wall tiling to bath/sink area; glass corner shelves; central heating radiator; laminate flooring;



OUTSIDE

Communal rear garden; cellar store in basement.

NOTES

All fitted carpets, floorcoverings, curtain poles and curtains are included.

All rooms have ceiling coving.

The white goods as noted in the Kitchen have not been tested.

Council Tax Band – B

EPC rating – D

HOME REPORT

www.packdetails.com ref : 692275

SERVICES

Mains water, drainage, gas and electricity.

DATE OF ENTRY

Early entry available

CLOSING DATE

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.

OFFERS

Should be lodged with the Selling Agents:-

Messrs. Murray, Little & Knox

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These particulars have been carefully prepared and are believed to be correct although they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an Offer. Measurements are approximate and for guidance only.