



37 George Street, Dumfries, DG1 1EB

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77 Church Street, Dumfries
2 Bedrooms | Offers over £65,000

An opportunity has arisen to purchase a well presented two-bedroom ground floor flat located in a popular residential area only 5-minutes' walk from Dumfries town centre and within easy access to many local amenities including shopping centre and schools. The property would be ideal for first time buyers or as an investment.

Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room.

EPC – D

General Information

From Buccleuch Street go over Galloway Street Bridge and proceed up Laurieknowe. Thereafter turn left onto New Abbey Road. At the war memorial turn onto Rotchell Road and proceed to the end then turn left onto Church Street. No 77 is in the first block of flatted dwellinghouses at the bottom on the right.

No 77 is a spacious well-presented ground floor flat which has been recently renovated throughout and would be ideal for first time buyers or could be a buy to let opportunity. Newly decorated with hall, new shower room, new kitchen, lounge and 2 bedrooms. The property has the benefit of:

- Newly fitted kitchen, bathroom;
- New fitted carpets and joinery;
- U-PVC double glazing;
- Gas central heating;
- Communal garden area with storage shed.

Accommodation

Hall

Fitted carpet; large storage cupboard housing gas and electric meters and fuse box; 2 further shelved cupboards.

Shower Room

Window to the rear; white WC and wash hand basin; separate shower cubicle; Respatex walls; vinyl flooring.

Kitchen

Window to rear; newly fitted with base, wall and drawer units with ample work surfaces over stainless steel sink. Vinyl flooring. Included in the sale are the Lamona electric hob and oven with hood and the Potterton combi boiler.

Lounge

Window to front with vertical blind; door to balcony; fitted carpet.

Bedroom 1

Window to the front, fitted carpet and shelved cupboard.

Bedroom 2

Window to front and fitted carpet.

An ample supply of power points are available throughout the property.

Exterior

The exterior of the property has a communal garden and there is a storage shed belonging to the property.

Included

The floor coverings, light fittings and blinds are included in the sale.

Services

The property has mains electricity, gas, water and drainage. The telephone line may be taken over subject to British Telecom regulations.

Council Tax – Band B

Home Report

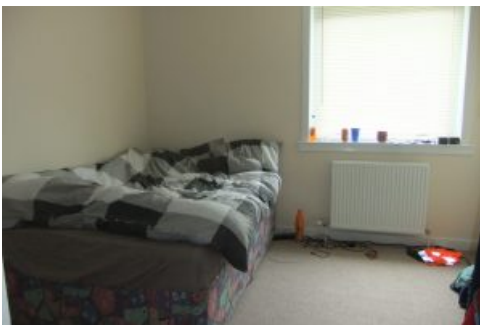
Contact Selling Agents

Notes

>A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.





Floor Plans





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