



37 George Street, Dumfries, DG1 1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: law@walker-sharpe.co.uk



3D Westpark Terrace, Dumfries
2 Bedrooms | Offers over £75,000

Spacious and bright two bedroom first floor flat with enclosed shared garden area which is in short walking distance of Town Centre for all local amenities and commuter links via the suspension bridge. This property would be an ideal first-time buyer or investment opportunity. Viewing is highly recommended.

EPC-D

General Information

The property is located in the popular area of Troqueer which is located on the other side of the River Nith. The Town Centre is a short walk away giving access to shops, restaurants/pubs, leisure facilities and places of interest as well as commuter links.

Accommodation

The entrance for this flat is to the rear of the street. Access is by stairwell up to communal door with Hallway to two flat entrances. PVC door with frosted glass panel leads into Kitchen.

Kitchen

White wall and floor units with tiling between and wood effect work surface. Integrated Lamora oven, grill and gas hob. Stainless steel extractor fan. PVC double-glazed window with display sill Stainless steel sink with single drainer. Worcester boiler. Plumber for washing machine. Laminate flooring. Two double and two single sockets, also hidden sockets for appliances. Door to Hallway.

Hallway

Central heating radiator. Central heating thermostat. Stairs to upper floor and doors to Living Room and Bathroom.

Living Room/Dining Room

Bright room with large PVC double-glazed window with display sill. Gas fire. Central heating radiator. Two double electric sockets. Wall recess with cupboard. Door to Bedroom One.

Bedroom One

PVC double-glazed window. Central heating radiator. Two double electric sockets. Arched wall recess with cupboard.

Bathroom

Tiled shower enclosure with Triton electric shower and glass screen. WC and wash hand basin with tiled splash back. Central heating radiator. PVC double-glazed patterned glass window with display sill. Vinyl flooring.

Bedroom Two

PVC double-glazed bay window with display sill. Central heating radiator. Door to eaves. Two double sockets.

Exterior

To the rear a shared enclosed garden and drying area with Flat 3B.

Included

All floor coverings and light fittings.

Services

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

Council Tax – Band B

Home Report

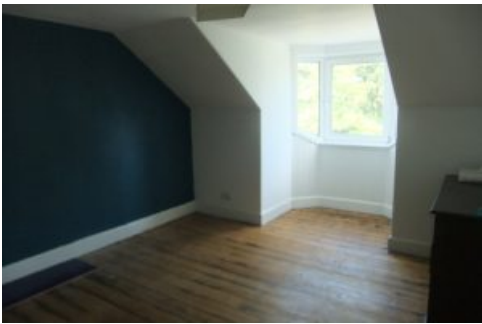
To download Home Report – Contact Selling Agents.

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.







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