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**11 Corberry Mews, Dumfries**  
2 Bedrooms | Offers over £105,000

Bright, spacious and neutrally decorated two bedroom ground floor flat with secure entry system which offers good sized accommodation in walk-in condition. The property is within easy walking distance of the Town Centre. This would make an ideal home for retirement, downsizing, first-time buyer or investment opportunity. Viewing is highly recommended.

EPC-D

## General Information

The property is set in well maintained communal gardens in a highly sought after location in a quiet cul-de-sac within easy walking distance over the River Nith into Dumfries Town Centre which offers access to shops, restaurants/pubs, leisure facilities and places of interest as well as commuter links. The DGRI Hospital is approximately 2 miles away on a bus route.

### Accommodation

Access to the property is by secure entry into the spacious communal foyer and then by hardwood front door with patterned glass panels into the Entrance Porch.

### Entrance Porch

Tiled floor. Single electric socket. Door to deep walk in cupboard with shelving. Hardwood door with patterned glass panels leads into Living Room.

### Living Room

14'5" x 15'

4.41m x 4.57m

Large room with space for small dining table. Hardwood double-glazed window with display sill, curtains and vertical blinds. Carpet. Two central heating radiators. Three double and four single electric sockets and telephone socket. Smoke alarm. Intercom entry system. Door with glass panels and matching side panels into Kitchen.

### Kitchen

11'9" x 7'6"

3.62m x 2.31m

Wall and floor units with ample work surface area and tiled splash backs. Asterite one and a half bowl sink with mixer tap and single drainer. Worcester combi central heating boiler. Plumbed for washing machine and space for dryer. Freestanding gas cooker with overhead extractor. Central heating radiator. Hardwood double-glazed window with display sill and vertical blinds. Four double and one single electric sockets and hidden sockets for appliances. Built in large larder cupboard. Striplight. Smoke alarm. Vinyl flooring.

### Inner Hallway

Door with glass panels and matching side panels from Living Room. Carpet. Central heating radiator. Telephone and internet sockets. Smoke alarm. Single electric socket. Doors to two Bedrooms and Shower Room.

### Bedroom One

9'4" x 11'7"

2.86m x 3.56m

Hardwood double-glazed window with display sill, curtains and vertical blind. Carpet. Central heating radiator. Two double and one single electric sockets. Built in wardrobe with sliding doors, hanging rail and top shelves.

### Bedroom Two

8'2" x 11'2"

2.49m x 3.41m

Hardwood double-glazed window with display sill, curtains and vertical blind. Carpet. Central heating radiator. Two double electric sockets. Built in wardrobe with sliding doors, hanging rail and top shelves.

### Shower Room

5'6" x 6'8"

1.70m x 2.07m

WC and wash hand basin with tiled splash back. Shower cubicle with tiled splash back and mains shower. Central heating radiator. Electric towel rail. Hardwood double-glazed patterned glass window with display sill and roller blind. Dimplex small wall heater. Shavers

socket. Vinyl flooring.

## Factors and Services

The Factors of the property are GM Thomson and there is a £45 per month charge which includes communal buildings insurance, maintaining communal garden ground and communal lighting.

## Parking

This property has its own designated numbered parking space. There are also visitors' parking spaces available.

## Exterior

The well maintained surrounding communal gardens and clothes drying area are laid to grass.

## Included

Gas cooker, all floor coverings, light fittings, curtains and blinds.

## Date of Entry is Flexibe.

## 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 D

## 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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