



37 George Street, Dumfries, DG1 1EB

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Flat 1, 3 St Andrew Street, Dumfries

2 Bedrooms | Offers over £68,000

Spacious property with high ceilings and neutrally decorated two bedroom first floor flat in Town Centre location for all local amenities, leisure facilities and commuter links. The property has been very well maintained and would make an excellent first-time buyer or investment opportunity. Viewing is highly recommended.

EPC-D

General Information

The property is located in Town Centre location 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.

This property comprises Living Room, Kitchen, Two Bedrooms and Bathroom.

Accommodation

Access to the property is by communal door with buzzer. Communal Hallway with door to communal rear area for maintenance purposes. Spiral carpeted staircase to flat.

Flat

Hardwood front door leading into Hallway.

Hallway

Central heating radiator. Laminate flooring. Small storage cupboard which houses electric meter and fuses. Single electric socket. Central heating thermostat. Further large storage cupboard with shelf and top cupboard above. Doors to Living Room, Kitchen, Two Bedrooms and Bathroom.

Living Room

11'11" x 15'6"

3.39m x 4.76m

Bright, spacious room with feature PVC double-glazed windows sill in arched shaped wall with display sills and top panels. Central heating radiator. Attractive fireplace with gas fire and marble hearth. Laminate flooring. Two double and one single electric sockets. Ceiling rose.

Kitchen

11'5" x 6'4"

3.52m x 1.96m

Galley style kitchen with red gloss and wood effect floor units. Light wood effect work surfaces. Stainless steel sink with single drainer. Worcester central heating boiler. Heating control panel. Space for freestanding cooker with tiled splash back. PVC double-glazed window with deep display sill and roller blind. Three double and two single electric sockets. Laminate flooring. Bar spotlight light fitting. Laminate flooring.

Bedroom One

8'3" x 9'44"

2.54m x 2.88m

PVC double-glazed window in arched shaped wall with top glass panels, display sill and roller blind. Built in wardrobe/cupboard with hanging rail and shelving. Central heating radiator. Three single and one double electric sockets. Carpeted.

Bedroom Two

9'3" x 11'6"

2.84m x 3.55m

PVC double-glazed window in arched shaped wall with top glass panels, display sill and roller blind. Central heating radiator. Large built in wardrobe/cupboard with hanging rail and shelving. Two double and two single electric sockets.

Bathroom

6.92m x 8'3"

2.11m x 2.53m

White WC, wash hand basin with under basin cupboard and tiled splash backs. Bath with tiled splash backs and Triton electric shower. PVC double-glazed patterned glass window with roller blind. Central heating radiator.

Exterior

There is access from the communal Hallway to the rear. This area to the rear allows for property maintenance.

Included

All floor coverings, light fittings and blinds. Free standing cooker, fridge/freezer and washing machine may be sold through separate negotiation.

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 A

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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