



37 George Street, Dumfries, DG1 1EB

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**95 Church Street, Dumfries**  
2 Bedrooms | Offers over £58,000

Spacious two bedroom top floor flat with lovely open outlook over the River Nith, Dumfries and hills beyond. Close proximity to Town Centre for all local amenities, leisure facilities and commuter links. Easy distance of University Campus and College. The property is in need of some upgrading but offers great potential for first-time buyer or investment purchaser.

Living Room, Kitchen/Diner, Two Bedroom and Bathroom.

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.

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

### Accommodation

Access to the property is by communal door with buzzer. Spacious, bright communal Hallway with stairs to upper levels. Number 95 is situated on the top floor.

### Flat

Hardwood front door with patterned glass side panel leading into Hallway.

### Hallway

Large Hallway with central heating radiator. Door to walk in storage cupboard which also houses electric meter, gas meter and fuse box. Built in twin storage cupboards. Doors to Living Room, Kitchen, Two Bedrooms and Bathroom.

### Living Room

11' x 14'8"

3.38m x 4.54m

Bright room with PVC double-glazed French door and side windows leading out to small balcony. Central heating radiator. Central heating thermostat. Wall light fittings. Two single and two double electric sockets. Sliding door with patterned glass panel and matching side panel leading into Kitchen/Diner.

### Kitchen

11' x 13'

3.37m x 3.05m

Floor units and ample work surface area. Space for freestanding cooker and fridge/freezer. Stainless steel one and a half bowl sink with single drainer. Plumber for automatic washing machine. Central heating radiator. Two double and two single electric sockets. PVC double-glazed window with display sill with lovely seasonal outlook over River Nith to the Town Centre and hills beyond. Door leading to Hallway.

### Bedroom One

13'2" x 10'7"

4.05m x 3.28m

PVC double-glazed window with display sill. Built in airing cupboard. Central heating radiator. Two single electric sockets.

### Bedroom Two

9'5" x 13'3"

2.92 m x 4.06m

PVC double-glazed window with display sill. Central heating radiator. Two single electric sockets.

### Bathroom

6' x 15'1"

1.85m x 4.61m

Curved space saving bath with shower and curved glass door. WC and wash hand basin. Central heating radiator. PVC double-glazed patterned glass window.

### Exterior

There is communal area and bin store.

### 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.

### Factoring Charges

At present the factoring charge for communal areas is approx. £16.32 per month. The Factors are DGHP.

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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