



37 George Street, Dumfries, DG1  
1EB

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**7 Montague Street, Dumfries**  
2 Bedrooms | Offers over £110,000

Deceptive and bright, upper first floor flat over two floors which has been sympathetically and tastefully decorated using Farrow & Ball paint throughout, maintained to retain character and retains some original features. Is within easy distance of Town Centre and Train Station. A hidden gem of a property that is in immaculate order throughout and offers good sized accommodation. This property must be viewed to be fully appreciated.

EPC-D

## General Information

The property is located just off St. Mary's Street and is within easy distance of Dumfries Town Centre which gives easy access to local amenities including shops, supermarkets, restaurants, schools, leisure facilities and public transport services. Dumfries Train Station being just around the corner.

### Accommodation

Private main outer storm door leads to good wide stair case with original solid wood banister and natural floor covering. Stairs lead to Entrance Landing with further few steps to glass panelled door into main flat accommodation.

#### Hallway

Central heating radiator. Double electric socket. Natural floor covering. Glass panelled doors to Living Room and open plan Kitchen and Dining Room areas. Doors to WC and Bedroom.

#### Living Room

10'5" x 13'1"

3.23m x 4m

Attractive ornate fireplace with marble hearth and surround with gas fire. PVC double-glazed window. Ornate ceiling rose and cornicing. Central heating radiator. Wall recess with shelving. Three double electric sockets and TV aerial socket. Natural floor covering. Door through to PVC double-glazed rectangle window with display sill, meter cupboard and stairs to second floor accommodation.

#### Open Plan Kitchen and Dining Room Areas

20'3" x 11'5"

6.21m x 3.52m

Spacious open plan room with fitted dresser with lighting. To the kitchen end floor units with marble worksurface area and "Shaker" style panelling and shelf. Four burner gas hob and built in oven and grill. Built in fridge. PVC double-glazed window with display sill. Three double and one single electric sockets. Telephone socket. Inset ceiling spotlights. Laminate flooring. Doorway through to Utility Area.

To the dining end and ornate fireplace. PVC double-glazed window with display sill. Ceiling rose. Central heating radiator. Two double electric sockets.

#### Utility Area

6'7" x 4'2"

2.07m x 1.30m

Floor unit with Belfast sink with mixer. Solid wood surface/drainage. Worcester combi boiler. Roof inspection hatch. Wall recess with shelving for storage. "Shaker" style shelving and panelling. PVC double-glazed window with display sill. Plumbed for automatic washing machine. Wooden flooring.

#### WC

5'2" x 4'3"

1.59m x 1.33m

White WC. Wash hand basin in fitted unit with storage cupboards and glass display cupboards. Mirror and inset spotlight over sink. Central heating radiator.

#### Bedroom One

9'2" x 13'

2.83m x 3.99m

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

## Second Floor Accommodation

### Landing

All carpets on the staircase and upper floor accommodation were renewed 6 months ago. Double doored shelved airing cupboard. Hatch to roof space. Single electric socket. Door to Bedroom Two. Sliding door to Bathroom.

### Bathroom

7'1" x 5'9"

2.18m x 1.82m

Year old bathroom with white WC, floating sink with wood surround. Freestanding bath with tap shower attachment and also rainfall shower. Central heating radiator with towel rail attached. PVC patterned double-glazed window with display sill.

### Bedroom Two

9'9" x 13'8"

3.03m x 4.23m

Large room with PVC double-glazed window with display sill. Built in wardrobes shelved and hanging rails. Wardrobe leads to extra storage space within the eaves. Two corner mirror fronted wardrobes. Central heating radiator. Four double electric sockets. Double doors to Study/Bedroom/Nursery/Dressing Room.

### Study/Bedroom/Nursery/Dressing Room

5'9" x 15'4"

1.81m x 4.70m

Versatile room which could lend itself to many uses. (Presently used as an office snug for working from home). Double-glazed Velux window. Insulated eaves storage. One double electric socket.

### Exterior

Side passageway leads to shared garden/drying area mainly in grass.

### Included

All floor coverings.

### 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 C

### Home Report

To download Home Report - Contact Selling Agents.

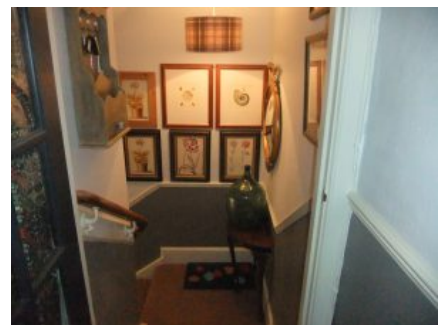
### Notes

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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