



37 George Street, Dumfries, DG1 1EB

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12 Brooke Street, Dumfries DG1 2JL

3 Bedrooms | Guide Price £110,000

Spacious, upgraded and extended townhouse with many traditional features and a low-maintenance rear garden, situated a short walk from the town centre and good amenities.

Vestibule, Inner Hall, Lounge / Dining Room, Kitchen, Sun Room, 2 Bedrooms, Bathroom, Bedroom 3, Storage Room, Toilet and Enclosed Garden.

EPC – F

General Information

Brooke Street is situated off Shakespeare Street, a short walk from the town centre, schools, the railway station, DG1 Leisure Centre, supermarkets and riverside walks. In summary, a very popular and convenient place to live.

No. 12 Brooke Street is a deceptively spacious mid terrace town house offering flexible

accommodation with double glazing, gas central heating and an easily-managed, south facing rear garden. Viewing is recommended for full appreciation.

The fitted carpets, floor coverings, window blinds, curtains and light fittings are INCLUDED in the sale.

Accommodation

On entering the property through the front door you find yourself in the Vestibule with fitted carpet and cupboard housing the electric fuse box and meter. The patterned glass door leads to the Inner Hall with laminate flooring and door to Lounge / Dining Room.

Lounge / Dining Room

Window to the front with vertical blind and curtain poles and curtains, laminate flooring, fireplace with gas fire and wooden mantelshelf, display alcove with cupboard storage, wall lights and door leading to the Inner Hall.

The Inner Hall

Shelving and coat hooks and stone steps leading to the Basement.

Basement

Two storage rooms with light and power. The larger of the two houses the central heating boiler and gas meter.

From the Lounge / Dining Room a glazed door opens into the Kitchen.

Kitchen

Window to the rear with venetian blind, fitted base and wall units, worktops, tiled splashbacks, stainless steel sink and drainer, space and plumbing for automatic washing machine and dish washer, gas cooker connection, vinyl flooring and sliding door to the Sun Room.

Sun Room

Double glazed sliding patio doors giving access to the rear garden, and vinyl flooring. From the Inner Hall stairs lead to the half landing with window. Then further stairs lead to the first floor landing with fitted carpet and shelved airing cupboard housing the hot water tank.

Bedroom 1

Window to the rear with curtain pole and curtains, fitted wardrobe with hanging rail, shelves and fitted carpet.

Bedroom 2

Window overlooking Brooke Street with roller blind, curtain pole and curtains, fitted wardrobes, mirror and fitted carpet.

Bathroom

Opaque window to the front, three piece white suite, tiling to bath walls, Mira Sport shower and shower screen, vinyl flooring and heater towel rail.

From the first floor landing stairs lead to a further half landing with fitted bookshelves and stairs to second floor landing with skylight window.

Bedroom 3

Window to the rear with roller blind, coombed ceiling, fitted wardrobe and drawer space, fitted carpet, two wall lights and access to the eaves. Storage Room houses the cold water tank.

Toilet has W.C.

An ample supply of power points are located around the property.

Exterior

The fully enclosed rear garden to the rear has a southerly aspect with paved patio, flower border and flower bed. Outside water supply.

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

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.





Floor Plans





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