

14 GALLOWAY STREET, DUMFRIES, DG2 7TL

Situated within walking distance of Dumfries town centre this first and second floor flat would be an ideal purchase for a first time buyer or as a buy to let investment. The accommodation comprises: Entrance Hall and Stairs leading to first floor, Living Room, Dining Room/Bedroom 2, recently installed modern Fitted Kitchen and Shower Room on the first floor with spacious Double Bedroom on the second floor. The property benefits from gas central heating throughout. To the rear there is a small exclusive garden area.

Door from Galloway Street gives direct access to the property.

Entrance Hall and Stairs Storage cupboard under stairs. Door leading directly to the rear garden area. Stairs leading to the first floor. Window to the rear. Door giving access to the flat.

Upper Hall Ceiling light fitting. Central heating radiator. Laminate flooring. Power point.

Living Room **3.83m x 3.12m (12'6" x 10'3" or thereby).** Window to the front with curtains and curtain pole. Carpet. Ceiling light fitting. Central heating radiator. Recessed display shelf with storage cupboard underneath. Power points. Television point. Telephone point. Note: **Sofas available to purchase by separate negotiation.**



Dining Room/Bedroom 2 **3.83m x 1.92m (12'6" x 6'3" or thereby).** Window to the front with curtains and curtain pole. Carpet. Central heating radiator. Ceiling spotlight fitting. Power points. Boxed in gas meter.

Kitchen

3.83m x 2.03m (12'6" x 6'7" or thereby). Recently fitted modern kitchen comprising base and wall units. Integrated electric hob and extractor hood. Tiling above work surfaces. Stainless steel sink with single drainer and mixer tap. Plumbed for automatic washing machine. Laminate flooring. Fluorescent ceiling light. Window to the rear. **Note: Washing machine, fridge freezer and microwave oven available to purchase by separate negotiation.**



Shower Room

Three piece white suite comprising fully tiled shower cubicle, WC and wall mounted wash hand basin. Laminate flooring. Stainless steel heated radiator/towel rail. Wall mirror, shelf and cabinet. Extractor fan.

Carpeted stairs leading to second floor

Bedroom 1

5.49m x 5.11m (18'0" x 16'9" or thereby into dormer window). Spacious dormer bedroom. Secondary glazed window to the front. Skylight window to the rear. Built-in storage cupboards, one housing combi boiler. Central heating radiator. Ceiling light fitting. Television point. Power points. **Note: Bed available to purchase by separate negotiation.**



Viewing By contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries, Tel: (01387) 255695.

Council Tax Band A

Offers Offers in the region of £58,000 are invited.

Note: The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest or indeed any Offer.

Note: **The Property Misdescriptions Act 1991**

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.