

Flat C, 4 Wallace Street, Dumfries, DG1 2LR



This bright and spacious first floor maisonette, having recently been completely refurbished, is in first class decorative order. Brand new modern Bathroom and Kitchen. Double glazing, gas central heating and natural wood finishes throughout. Stunning electric wall-mounted feature fire. Within walking distance of both primary and secondary schools, parks, post office/shop, both sit-in and takeaway restaurants and 24 hour garage.

- Close to all amenities
- Fully refurbished
- Brand new double glazing
- Natural wood finishes throughout
- 2 Bedrooms
- Brand new stylish kitchen
- Brand new stylish bathroom
- Separate utility room

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Fixed Price of £75,000

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Flat C, 4 Wallace Street

Dumfries, DG1 2LR

Entry is gained at street level through a wooden panelled door into communal hallway. Concrete staircase to property. New UPVC and stained glass double glazed door to property.

Bathroom

The bathroom has been newly fitted with a modern white suite comprising washhand basin, w.c. and bath with Mira shower over which runs off the combi boiler. Marble effect Respetex panelling around bath to ceiling which continues around room at dado height. Dimplex wall mounted electric heater. Recessed halogen spotlights. Expelair fan. Frosted glass window to side. Quality laminate tile effect floor.



Hallway

Hallway with doors to kitchen and living area. Cupboard housing meters. Smoke alarm. Radiator. Large shelved storage cupboard with light.

Kitchen (2.43 m x 3.23 m at widest point)

Timber and glazed 6 panel arched top door leading to brand new fitted kitchen with laminate tile effect flooring and wall and floor mounted maple units (with feature kickboard spotlights). Stainless steel sink and drainer to side. Tiled splash back. Black granite effect worktops. Integrated Lamona electric oven and hob with extractor fan. Space for large fridge freezer. Feature brushed steel ceiling halogen spotlight track. Heat detector. Telephone point. Large window to rear.

Living Room (4.5 m x 3.86 m at widest point)

Entering through timber and glazed 6 panel arch timber door. Newly decorated living area with quality oak floor and deep skirtings. Brand new open timber staircase leading to upper floor. Multiple double electric sockets. 2 telephone points to enable easy access to internet. Feature remote control electric Living Flame effect fire. Brushed steel central light fitting. Central heating radiator. Double glazed window with deep sill overlooking Wallace Street. Heat detector.

Utility Room (2.60 m x 2.07 m at widest point)

Timber and glazed panel door leading from Lounge. Good sized utility room with fitted maple kitchen units. Brand new Sabre combination boiler. Stainless steel sink with drainer to side. Tiled splashback. Plumbed for automatic washing machine and space for tumble dryer with venting to outside. Expelair fan. Natural wood finishes. Laminate tiled effect floor. Brushed steel halogen spotlight track. Double glazed window with deep sill overlooking Wallace Street.

Bedroom 1 (3.8 m x 3.15 m at widest point)

Double bedroom with double glazed window. Natural wood finishes. Bi-fold timber painted doors to built in wardrobe with hanging rail and shelf. Timber painted door from hallway. Central light fitting. Radiator. Ample double power sockets.



Bedroom 2 (3.13 m x 2.57 m)

Double glazed window to front. Natural wood finishes. Bi-fold timber painted doors to built in wardrobe with hanging rail and shelf. Timber painted door from hallway. Central light fitting. Ample double power sockets.



Entry

By negotiation

Viewings

Please contact the Selling Agents on 01387 240044 to arrange an appointment.

Offers

Offers should be submitted to the Selling Agents in Scottish Legal Form. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.

Home Report

A Home Report is available for this property. Please contact the selling agents for details of how to access it.

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.

The photographs have been taken with a digital camera using a wide angled lens.

While the Particulars have been carefully compiled and are believed to be accurate no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.

None of the items included in the sale of working or running nature such as the central heating system installation or mechanical or electrical equipment (where include in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.