



11A Municipal Terrace, Dumfries, DG1 3EP

Offers over £54,000



11A Municipal Terrace is a 1 bedroom first floor flat located within walking distance to the local supermarket and Dumfries Town Centre

11A Municipal Terrace is a 1 bedroom first floor flat located within walking distance to the local supermarket and Dumfries Town Centre for access to all other local amenities. With good sized living accommodation, the property would be ideal as a rental investment or for a first time buyer.

ACCOMMODATION

Entrance hall. Lounge. Kitchen. Bedroom.
Bathroom. Shared garden.

ENTRANCE HALL (2'4" X 9'6" OR 0.7M X 2.9M)

Enter through PVC door. Ceiling light. Access to accommodations, including loft hatch leading to a large partitioned storage space with light. Vinyl click flooring.

LOUNGE (12'6" X 12'6" OR 3.8M X 3.8M)

Double window to front. Ceiling light. Electric wall mounted backlit fire. Two storage cupboards. Vinyl click flooring.

KITCHEN (9'1" X 8'3" OR 2.7M X 2.5M)

Window to side fitted with blinds. Black granite compound sink and drainer with brass tap fittings. Built-in pantry cupboard and storage cupboard. Space for freestanding oven. Plumbing for washing machine. Extractor fan. Vinyl click flooring.



BEDROOM (9'2" X 12'4" OR 2.8M X 3.7M)

Window to rear. Fitted carpet. Ceiling light. Space for freestanding furniture. Built-in wardrobes.

BATHROOM (4'1" X 8'3" OR 1.2M X 2.5M)

Walk-in shower with electric shower. Aqua board surround. Opaque window to rear fitted with roller blind. White rimless WC and wash hand basin. Wall mounted mirrored cupboard. Sliding door into kitchen. Electric heater.

OUTSIDE

Shared drying green.

NOTES

This property has an ample supply of power points, no central heating within the property, space heater in the bedroom, double glazed, BT & TV points. All fixed floor coverings are included in the sale. External insulation boards with fire mesh and concrete rendering was installed in 2011.



HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band D. Council Tax A.

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



Floor Plan



For Illustration Purpose Only. Not To Scale



BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com