



4 Cumberland Street, Dumfries, DG1 2JX

OIRO £120,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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

This four bedroom end terraced house is a well proportioned providing accommodation over two floors with the additional attic floor.

This four bedroom end terraced house is a well proportioned providing accommodation over two floors with the additional attic floor. The property also has a cellar which provides an additional two rooms and separate hallway. 4 Cumberland Street is located within an established residential area, only a 10 minute walk from Dumfries town centre and one of the main supermarkets. As noted within the Home Report, the property is in need of repair and modernising. The property would make a great family home.



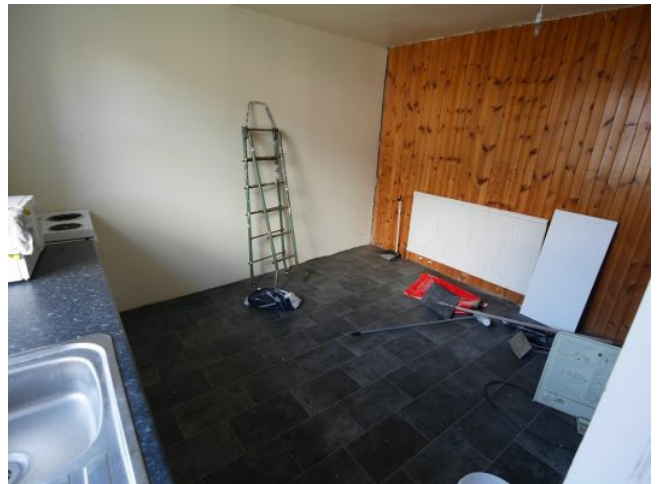
ACCOMMODATION

Basement:

Ground Floor: Entrance vestibule. Hallway. Lounge. Kitchen. Utility/Rear hall.

First Floor: Landing. 3 Bedrooms. Bathroom.

Second Floor: Landing. Bedroom. 2 Store rooms.

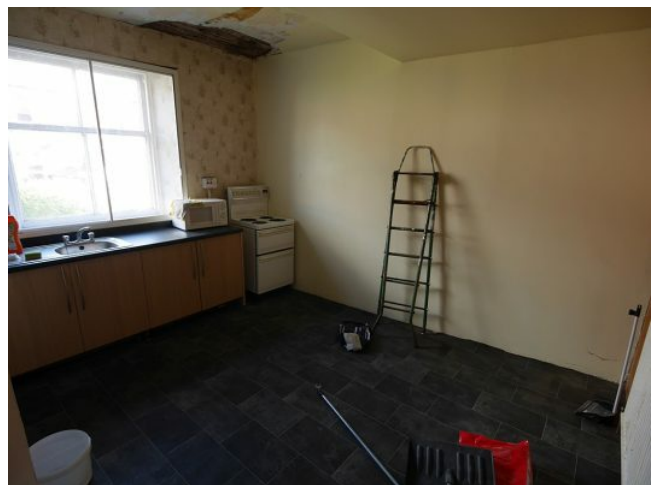


ENTRANCE VESTIBULE

Entered through wooden door. Vinyl flooring. Electric cupboard. Access through to hallway.

HALLWAY

The hallway gives access to all ground floor accommodation with stairs leading to the basement and further stairs leading to first floor. Vinyl flooring. Ceiling light. Storage cupboard.



LOUNGE (4.4M X 3.8M OR 12'6" X 14'6")

Window to front fitted with curtains. Gas fire with bricks hearth and surround. Alcove storage. Ceiling light. Central heating radiator. Fitted carpets.



KITCHEN (3.7M X 3.7M OR 12'3" X 12'3")

Window to rear. Range of base units with space for freestanding fridge freezer and cooker. Good size space for a dining table. Vinyl flooring. Ceiling light. Central heating radiator. Housing of boiler.

UTILITY ROOM/REAR HALL (1.9M X 1.7M OR 6'4" X 5'7")

Wooden door leading to rear garden. Plumbing for washing machine and space for tumble drier. Ceiling light. Vinyl flooring.



LANDING

Access to 3 bedrooms, bathroom and stairs leading to attic. Ceiling light. Fitted carpet.

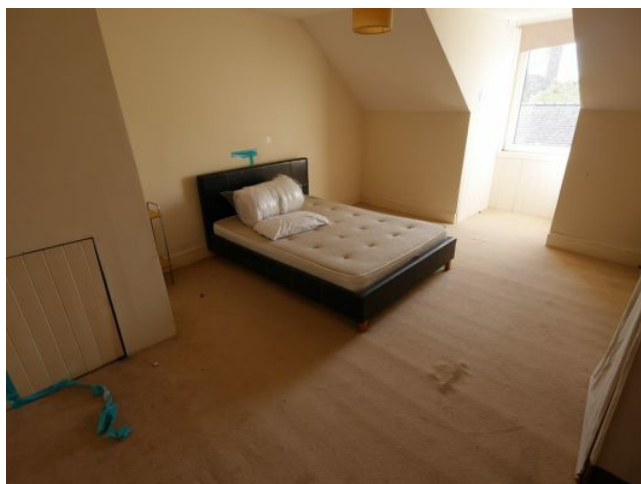
BEDROOM 1 (3.8M X 4.4M OR 12'4" X 14'6")

Window to front. Built in storage cupboard. Ample space for freestanding furniture. Fitted carpet. Central heating radiator. Ceiling light.



BEDROOM 2 (3.1M X 4.0M OR 10'4" X 13'1")

Window to rear fitted with blinds. Built in wardrobe. Space for freestanding furniture. Ceiling light. Fitted carpet. Central heating radiator.



BEDROOM 3 (2.4M X 2.5M OR 8' X 8'5")

This room is of a smaller size, however would accommodate as a small double. Window to rear. Fitted carpets. Ceiling light. Central heating radiator.

BATHROOM (2.5M X 1.9M OR 8'2" X 6'5")

Opaque window to front. Three piece white suite comprising of W.C, wash hand basin and bath with shower above. Aqua board surrounding wash area. Vinyl flooring. Central heating radiator. Ceiling light.



ATTIC FLOOR LANDING

Access to fourth bedroom and two store cupboards. Velox window. Fitted carpet.

BEDROOM 4 (3.8M X 4.7M OR 12'5" X 15'7")

Window to front fitted with blinds. Ample space for freestanding furniture. Fitted carpet. Ceiling light.

OUTSIDE

Access to the property is from the street. Plenty of on-street parking spaces. Garden to rear laid of lawn with gravel path. The rear garden is bounded by hedge and wooden fence.



NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings are included in the sale.

HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band E. Council Tax D.

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.



For Illustration Purpose Only. Not To Scale



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