



85C Glasgow Street, Dumfries, DG2 9AG

Offers over £60,000



  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)

A one bedroom ground floor flat located in the centre of Dumfries.

A one bedroom ground floor flat located in the centre of Dumfries which is perfect for investors, first time purchasers or for someone looking to downsize. This property has instant access to a local shop and bus routes as well as being located in the town centre so all amenities can be accessed on foot. Dumfries and Galloway Royal Infirmary is only a short drive away. The nearby cycle network gives access to DGRI and the Crichton University Campus.

### ACCOMMODATION

Communal Entrance with secure entry door, Hall, Lounge, Bedroom, Kitchen, Bathroom. Communal outside areas.

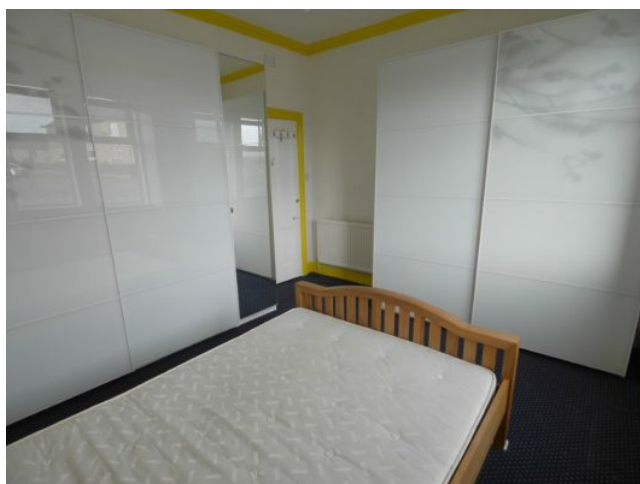
Entered through main secure entry door into the Communal Hall. Number 85C is on the left.

### HALL

Ceiling light. Coving. Two central heating radiators with thermostat controls. Fitted carpet.

### LOUNGE (2.99M X 3.31M OR 9'8" X 10'8" BOTH AT WIDEST POINTS)

Window to the rear with horizontal blinds. Ceiling lights. Coving. Central heating radiator with thermostat controls. Cupboard housing 'Alpha' central heating boiler. Television and telephone points. Fitted carpet.



### KITCHEN (2.90M X 3.06M OR 9'5" X 10'1")

Window to the side with horizontal blinds. Track ceiling spot lights. Coving. Pulley. Central heating radiator with thermostat controls. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Washing machine. Integrated gas hob and oven with extractor fan over. Space for fridge and freezer. Tile effect flooring.

### BEDROOM (3.92M X 3.83M OR 12'8" X 12'4")

Window to the front with horizontal blinds. Ceiling light. Coving. Two central heating radiators with thermostat controls. Two large wardrobes with hanging rails, shelves and drawer units. Fitted carpet.

### SHOWER ROOM (2.55M X 1.68M OR 8'3" X 5'5")

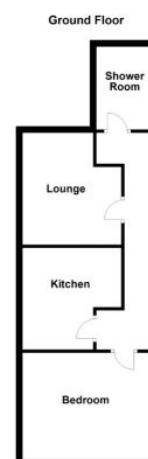
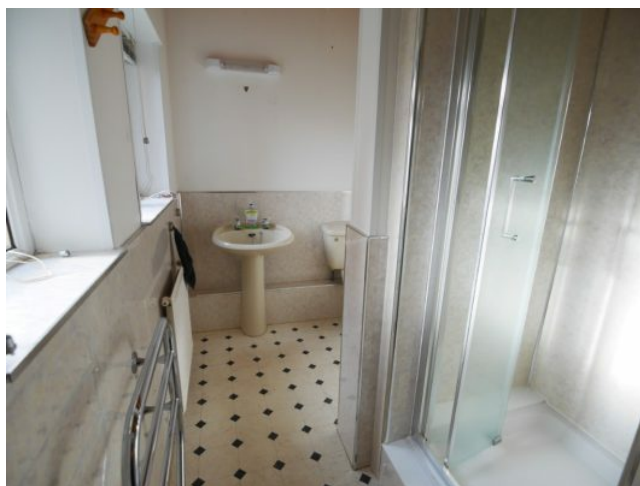
Two opaque glazed windows with horizontal blinds. Two ceiling lights with heaters. W.C. Wash hand basin. Shower enclosure with 'Mira Vie' electric shower. Respatex wall cladding. Central heating radiator. Chrome heated towel rail. Tile effect flooring.

### OUTSIDE

Communal garden area to the rear with drying area and bin store. Outside lights to the front and rear.

### NOTES

This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with any white goods included. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). Council Tax Band A. EPC Band D.



## ENTRY

By negotiation.

## VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

## DIRECTIONS

Leaving Dumfries town centre on Buccleuch Street continue over Buccleuch Street Bridge and turn right at the traffic lights onto Glasgow Street. Number 85C is on the left hand side in a detached red sandstone building split into four independent flats.

## 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.





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