



Top Flat, 28 Great King Street, Dumfries, DG1 1BD

Offers over £75,000



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An ideal investment opportunity or first time purchase, this three bedroom second floor maisonette flat is located close to the town centre. Formerly two separate flats, this spacious property offers three double bedrooms and two sitting rooms. All amenities are within walking distance and regular public transport can be found on the doorstep.

ACCOMMODATION

Entrance Hall, Living Room, Kitchen, W.C., Bathroom, 3 Bedrooms, Sitting Room.

Communal staircase to the Second Floor Landing.

ENTRANCE HALL

Entered through wooden door. Ceiling light. Central heating radiator. Under stair storage cupboard. Fitted carpet.

HALL

Window to the front. Coving. Three ceiling lights. Shelved storage cupboard. Fitted carpet.

LIVING ROOM (13'5" X 12'2" OR 4.14M X 3.72M)

Window to the front and side, all with horizontal blinds. Coving. Ceiling light with fan. Central heating radiator with thermostat controls. Fitted carpet.

KITCHEN (13'5" X 8'9" OR 4.13M X 2.72M)

Window to the rear. Ceiling light. Central heating boiler. Fitted base and wall units. Stainless steel sink and drainer. Fridge freezer. Slot in cooker. Washing machine. Large built in storage cupboard. Wood effect flooring.



W.C. (3'5" X 3'1" OR 1.08M X 0.94M)

Opaque glazed window to the side. Ceiling light. W.C. Wash hand basin. Central heating radiator with thermostat controls. Wood effect flooring.

BATHROOM (6'3" X 7'4" OR 1.92M X 2.25M)

Opaque glazed window to the front with horizontal blinds. Ceiling light. W.C. Wash hand basin. Bath with shower over and shower curtain. Respatex wall cladding. Central heating radiator with thermostat controls. Tiled flooring.

BEDROOM 1 (12'2" X 15'5" OR 3.73M X 4.73M)

Two windows to the front both with horizontal blinds. Ceiling light with fan. Tiled fireplace. Central heating radiator with thermostat controls. Alcove with fitted unit. Fitted carpet.

BEDROOM 2 (10'1" X 9'1" OR 3.09M X 2.76M)

Window to the rear with curtain pole and curtains. Ceiling light. Coving. Central heating radiator with thermostat controls. Fireplace with tiled surround and wooden mantle. Fitted carpet.

SITTING ROOM (12'8" X 10'1" OR 3.90M X 3.08M)

Window to the rear with curtain pole and curtains. Coving. Ceiling light. Fireplace with tiled surround and painted mantle. Central heating radiator with thermostat controls. Built in storage cupboard. Fitted carpet.

From the Entrance Hall, carpeted staircase to the Landing.

LANDING

Sky light. Ceiling light. Fitted carpet. Door into large loft storage area.



BEDROOM 3 (14' X 10'7" OR 4.28M X 3.27M)

Window to the rear. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

NOTES

This property has an ample supply of power points, full double glazing and full central heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with the white goods included. This property is currently leased at £500 per month. Home Report available on www.onesurvey.org. EPC Band E. Council Tax Band C.

ENTRY

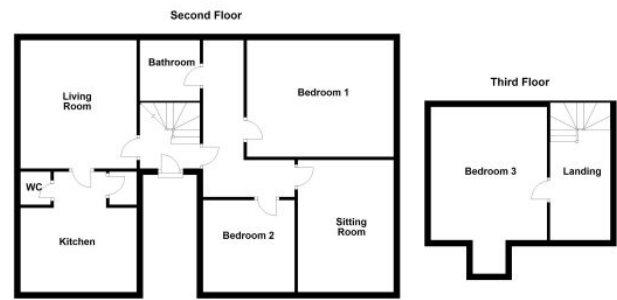
By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

From Academy Street turn onto Loreburn Street and then right onto Munches Street. Follow the road round and Great King Street is on the right. Number 28 is on the right.



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.



BRAIDWOODS

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