



**1A LANGLANDS, 26 EDINBURGH ROAD, DUMFRIES, DG1 1JQ**

SPACIOUS AND ELEGANT VICTORIAN UPPER CONVERSION ON TWO LEVELS SITUATED IN THE DESIRABLE LANGLANDS AREA OF DUMFRIES, WITHIN SHORT WALKING DISTANCE OF DUMFRIES TOWN CENTRE. GAS CENTRAL HEATING. PARTIAL DOUBLE GLAZED. STUNNING VIEWS AND ORIGINAL FEATURES THROUGHOUT.

ACCOMMODATION : VESTIBULE, MEZZANINE SHOWER-ROOM, KITCHEN/DINING ROOM, SITTING ROOM, BEDROOM.

UPPER FLOOR: LARGE MASTER BEDROOM, BATHROOM, PRIVATE GARDEN AND PRIVATE PARKING TO REAR.

PRICE – OFFERS IN THE REGION OF £157,000

REF: B22177

## **PROPERTY OVERVIEW**

This charming traditional red sandstone two bedroomed Maisonette flat is the heart of a beautiful period property, of elegant proportions, in a very desirable area of Dumfries. The property (constructed circa 1850) benefits from a number of original period features including ornate cornicing, original fireplaces, case and sash windows, shuttering and ornate staircase and banister. It is within very short walking distance of Dumfries Town Centre with all its local amenities, Dumfries train station and Dumfries Academy.

The property enjoys unsurpassed views over the River Nith, Academy playing fields, Maryholm Farm and Dunscore Hills and the Queensberry Heights. From the side elevation there is also a charming outlook over the garden grounds of Gracefield Arts Centre.

The property is flexible in its layout and has to be viewed to be fully appreciated. The flat is accessed through a door at the rear of the property from a partially paved driveway. (Name Beaton on door).

An interesting well-cared for private garden (walled on 2 sides) is an unexpected bonus. Viewing is highly recommended.

## **ACCOMMODATION**

### **ENTRANCE VESTIBULE**

**2'11" x 4'2"**

Entering from a panelled door to side overlooking the raised private walled garden and communal parking area (blue on plan annexed). Dimplex wall mounted storage heater with timer. Olive green carpeted stairs to landing. Pendant light with Victorian style ceiling rose.

The staircase (which is C shaped) has ground floor and first floor level case and sash windows with roller blinds which admit plenty of natural light into the stairwell. Fifteen pane dappled glass pine door with bevelled edges and brass effect fittings to mezzanine.

### **MEZZANINE**

**4'10" x 4'3"**

Beige carpet. Velour lined curtain on a swish rail across the pine panelled door for winter comfort. Small recess with coathooks, pendant ceiling light. Access hatch to loft area. Further pine door with dappled glass panels to the shower room...

### **SHOWER ROOM**

**5'11" x 5'9" (approx)**

Rear facing. Cork tiled floor. Tiled shower cubicle with UPVC screen door. 'Mira Excel' shower, basin and W.C. Pedestal wash hand basin with Edwardian style taps and tiled splashback on two sides. Wall mounted gas central heating radiator. Three shaker style wall mounted medicine cabinets. Frosted glass double glazed single unit window with clear top section giving a lovely view over the rear gardens to Gracefields Arts Centre. Decorative ceiling rose with pendant light. Wall mounted heater unit. Extractor fan Recessed storage cupboard (shelved). Further six steps bordering the understair alcove (pine wood laminate) to the main hall.

## HALL

8'8" x 9'5" (approx)

Beige carpet. Double power point. Central heating radiator. Doors off to kitchen/dining room, sitting room and first floor bedroom. Pendant ceiling with shade and period style ceiling rose. Telephone point



## KITCHEN/DINING ROOM

12' x 15' (approx)

A roomy kitchen/Diner fitted with an L shaped range of kitchen units in light oak with built in stainless steel Franke sink, left hand side drainer, mixer tap. Speckled oatmeal worktops with rounded edges. Space for refrigerator, slimline dishwasher and cooker. 'Firenzi' cooker hood with a charcoal filter. Victorian cream tiled splashbacks. Under-cupboard lighting (see photo). External venting expelair fan. Geometric cornicing and period ceiling rose pendent light. Victorian wrought iron fireplace with fitted gas burning stove which is a lovely feature of the room. Corner cupboard housing the combi boiler unit. Central heating radiator. Picture rail. Working shutters. Telephone point. Television aerial connection. Ample power points. Beige fitted carpet in the sitting area and carpet tiles in the kitchen section (galley kitchen). It is compact yet spacious and commands enviable outlooks over Gracefield Arts which has various fine specimen trees including 'monkey-puzzle', beech and poplars



## **SITTING ROOM**

### **15'1" x 19'5" (approx) into bay window**

Huge bay window. Front and side facing double-glazed single unit window to side. This room has a magnificent open outlook with views directly onto the River Nith, Academy playing fields, Maryholm Farm, the surrounding hills (Dunscore hills and the Queensberry Heights). To the side there is a charming outlook across the gardens of Gracefield Arts Centre. Original Victorian grey marble fireplace with a Victorian 'Salamandra' decorative wrought-iron gas burning stove. Picture rail. Geometric cornicing and ceiling rose. Two central heating radiators. Telephone point. T.V point. Gold fitted carpet. Ample power points. Delightful room. A bright room of elegant proportions.



## **BEDROOM**

### **10'8" x 8'8" (approx)**

Fitted dark heather carpet. Central heating radiator. Double-glazed single unit window. Outlook onto Edinburgh Road, the River Nith and Dumfries Academy playing fields. Under window sill cupboard housing the electricity meter and circuit box. Picture rail and geometric cornicing and period ceiling rose with pendant light. Ample power points. Well proportioned bedroom which could be put to other uses if so desired (eg 'swapped with existing kitchen/diner).

Following the curving period staircase with light mahogany banister up to the second upper landing. A Velux window brightens the upper landing.

## **UPPER LANDING**

### **4'9" x 4'5" (approx)**

Doors off to the Master Bedroom and the upper floor bathroom. Useful deep shelved storage cupboard.

## **MASTER BEDROOM**

### **15' x 20'**

This is an unusually large room which has outlooks to both front and rear. Originally two rooms - could be reconfigured if desired. There is a bay window to the rear looking over the neat rear garden and the grounds of Gracefield Arts Centre with ornamental trees

including money puzzle, beech and poplars. To the front there are two velux windows with blackout blinds. Open outlooks over the playing fields and farmland and in the direction of north west Dumfries. 1930s style tiled green fireplace. The ceilings here are part cam-ceiled. Period ceiling rose with light fitting. Ample power points. Two eaves cupboards. Two telephone points. T.V point. Very bright and spacious bedroom.



### UPSTAIRS BATHROOM

**8'7" x 9'3"**

Original deep and long cast iron bath with original taps. Part tiled in Victorian cream. There is an independent electric Boss wall-mounted shower, and pedestal wash-hand basin, bidet and WC. Plumbing is boxed in in pine with matching tiles. Velux window with sun blind. Shower pole. Access hatch to floored attic (crawl space only). Central heating radiator. Ceiling light. Over-mirror light. Wooden shelving. Extractor fan.



### EXTERNAL

To the rear of the property is a well-maintained small private walled garden area ideal for anyone who is a keen gardener (pink on deed plan). It is currently planted with a variety of interesting shrubs and perennials. There is also a shared gravelled parking area with a space being allocated to this property (yellow on deed plan).



### **SERVICES**

Mains water, drainage, gas and electricity. Telephone land-line.

### **DIRECTIONS**

See plan attached.

### **VIEWING**

By contacting the Selling Agents Messrs Primrose & Gordon, Solicitors, 92 Irish Street, Dumfries, DG1 2PF Telephone 01387 267316 e-mail enquiries@primroseandgordon.co.uk or alternatively by contacting the seller directly on 01387 249 353

### **COUNCIL TAX**

Band D

### **ENTRY**

By arrangement (Early entry may be available)

### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

### **HOME REPORT**

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at [www.onesurvey.org](http://www.onesurvey.org). Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

### **DISCLAIMER**

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. In particular certain details, such as the number of power-sockets, and light fittings, are approximate and are for guidance only and are not guaranteed. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for

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