



3 MCLELLAN STREET, DUMFRIES, DG1 2JN

FIRST FLOOR FLAT IN TRADITIONAL SANDSTONE BUILDING. SITUATED WITHIN CLOSE PROXIMITY TO DUMFRIES TOWN CENTRE. THE PROPERTY WOULD BENEFIT FROM UPGRADING IN PARTS BUT RETAINS MANY OF THE ORIGINAL DECORATIVE FEATURES OF A BUILDING OF ITS AGE. THIS PROVIDES AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYER OR A BUY TO LET PROPERTY.

ACCOMMODATION: OPEN PLAN KITCHEN AND LIVING ROOM. TWO DOUBLE BEDROOMS. HALLWAY AND BATHROOM. ELECTRIC HEATING WITH NIGHT STORAGE HEATERS IN BEDROOMS.

PRICE: OFFERS OVER £60,000

REF: B23181

Property Overview

This is a first floor flat within a traditional sandstone end terraced. Located in McLellan Street near to Dumfries town centre itself. The property provides spacious flatted accommodation over one level and retains many of the original decorative features pertaining to the period of the property. It would benefit from a little upgrading in parts but generally in adequate decorative order.

This would provide an excellent opportunity for a first time buyer or a purchaser looking for a buy to let property. McLellan Street is situated a short walk from Dumfries Town Centre with access to ample bus routes around and out with the town itself. McLellan Street is also situated directly behind the DG1 Sports and Entertainment Complex and is only a short distance from the hospital and university and college campuses in Dumfries.

Although the property has a Home Report valuation of £70,000 the property is advertised for sale at a reasonable £60,000.

Accommodation:

The property is accessed via a lane at the side of the building through a communal door and stairs to the first floor landing. Thereafter the property is accessed through a traditional wooden door into the hallway.

HALLWAY

11'08 x 4' (approx.)

The hallway provides access to the bathroom, two double bedrooms and living room and kitchen beyond. Coffee carpet in good condition. Central pendant light. Intercom. Two single power points. Two large walk-in storage cupboards with partial shelving. Access through wooden panel door.

LIVING ROOM

16'7 x 10'4 (approx.)

Good size bright living space with views over McLellan Street itself. Malted oatmeal carpet. Ceiling mounted light with decorative fitment. Inset cupboard housing the electricity meters. Inset cupboard housing the gas meter. TV point. Telephone point. Two single power points. Dimmer light switch. Two front facing windows. Granite hearth with wooden mantle and tiled base (gas

point available). Inset wall cupboard with shelving and partial mirrored frontage. Vertical blinds. Vertical blinds.



KITCHEN

9'05 x 5'11 (approx.)

Kitchen walls have wood panel effect décor with wooden work surfaces and cream storage units. Ample power points. Rima Super Flow Deluxe extractor fan. Stainless steel sink with right hand drainer. Mixer tap. Large two paned window with outlook over the side of the property. Central strip light. Granite front breakfast bar style unit with wooden work surface.

Total combined size of living room and kitchen is 10'07 x 23'08 at longest and widest. (approx.)

BEDROOM ONE

12'09 x 12' 03 (approx.)

Large double bedroom with outlook over McLellan Street. This room benefits from ornate cornicing and central ceiling rows. Two large front facing windows with vertical blinds. Curtain rail and blue curtains. Central stainless steel spotlight fitment. Two double power points. Telephone point. Single power point. One single touch activated power switch. Wall mounted electric heater. Shelved wall press and dark blue carpet.



BEDROOM TWO

10'04 x 12'01 (approx.)

Double bedroom. Caramel carpet. Central pendant light. Large two paned window overlooking Brook Street . Net curtains. Two single power point. Wall mounted storage heater. TV point and power switch.



BATHROOM

7'01 X 6' (approx.)

Wide Ariston bath with matching white basin and pedestal. Small built-in shelving unit. Extractor fan. Wood effect flooring.

VIEWING

By contacting the selling agents on 01387 267316.

SERVICES

Mains electricity, gas, water and drainage.

DIRECTIONS

See plan attached

ENTRY

By arrangement

HOME REPORT

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

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 for offers.

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. 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 guidance only. Photographs are

purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.