



38B MUNCHES STREET, DUMFRIES, DG1 1ET

Top floor flat situated on the corner of Munches Street and Loreburn Street. The flat is situated in the heart of Dumfries itself and has excellent access to local amenities and local bus routes. Double glazed. Electric storage heating. Good buy-to-let investment.

ACCOMMODATION: Communal stairwell, entrance hall, kitchen/living, double bedroom, bathroom.

PRICE: Offers in the Region of £35,000

REF: B23677

PROPERTY OVERVIEW

38B Munches Street is a second storey one bedroom flat on the corner of Munches Street and Loreburn Street. The property is situated within close proximity to Dumfries Town Centre. The flat itself requires some updating and improvement works but provides an excellent opportunity for those looking for a buy to let property.

Dumfries itself offers a wide range of local amenities and facilities several of which are within close walking distance from this property. The flat's location gives easy access to bus routes to other amenities such as the Hospital and University and College campus. The property is currently tenanted, the present tenancy being due to expire in April 2012. This property lends itself perfectly to the rental market and would be ideal for those looking to enter the buy to rent market or expand their property portfolio.

ACCOMMODATION

Access is from Munches Street itself from a shared corridor and stairway and access through a wooden door into stairwell on the top landing.

STAIRWELL

11'4" x 3'3"

Blue patterned fitted carpet. Wooden wall mounted handrail. Central pendant light. Wall mounted coat hook. Single power switch. The stairway gives access to an upper hall.

UPPER HALL

8'1" x 8'6" at longest and widest points (approx)

Large double glazed window with outlook onto Munches Street. Wooden curtain pole and patterned curtains. Central pendant light. Cupboard with slatted wooden door housing meter, fuse box and stopcock. Double power point. Single power switch. Plumbed for washing machine. Access to kitchen/living area and stairway leading to bathroom. Blue fitted carpet. Steps leading to the kitchen/living area. Small stairwell leading to upstairs bathroom. Brown fitted carpet. Small half landing with access to the bathroom and large storage cupboard with slatted wooden doors. Light. Hatch access to loft. Double power point.

KITCHEN/LIVING AREA

13'6" x 11'1"

Living Area

Double glazed window overlooking Munches Street. Wooden curtain pole. Decorative hessian material curtains. Wall mounted Dimplex electric storage heater. Telephone point. TV point. Two double power switches. Central pendant light. Single power switch. Navy blue fitted carpet.

Kitchen Area

Corridor kitchen area with breakfast bar separating it from the living area. Mottled blue work surface. Wooden kitchen units with stainless steel handles. Stainless steel sink with right hand drainer. Ample power points. Single power switch. Creda Cavalier oven, hob and grill with Philips extractor fan overhead. Gives access to double bedroom.

DOUBLE BEDROOM

9'8" x 11'4" (approx)

Double glazed window overlooking the rear of the property. Spacious double bedroom with large fitted wardrobe with space for shelving and hanging. Mirrored door frontage. Navy fitted carpet. Two double power points. Hatch access to loft. Central pendant light. Wooden curtain pole with blue patterned curtains.

BATHROOM

6'6" x 6'8" (approx)

Access is via a single step from top half landing. Central pendant light. Velux skylight window. Cornflour blue wash hand basin with matching bath and pedestal. Calypso Plus Newlec shower integral to the bath. Shower curtain. Wooden curtain shower pole. Shower power pull. Light pull. Wall mounted mirror. Usual bathroom fittings. Wall mounted Dimplex electric heater. Blue fitted carpet.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

See plan attached.

VIEWING

By contacting the Selling Agents Messrs Primrose & Gordon, Solicitors, 1 Newall Terrace, Dumfries, DG1 1LN Telephone 01387 267316 e-mail enquiries@primroseandgordon.co.uk

ENTRY

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.packdetails.com under reference number 268495. 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 guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.