



'REDUCED PRICE' - 'BRAND NEW KITCHEN'
86B QUEEN STREET
DUMFRIES, DG1 2JT
PRICE: OFFERS OVER £62,000

Primrose



Gordon





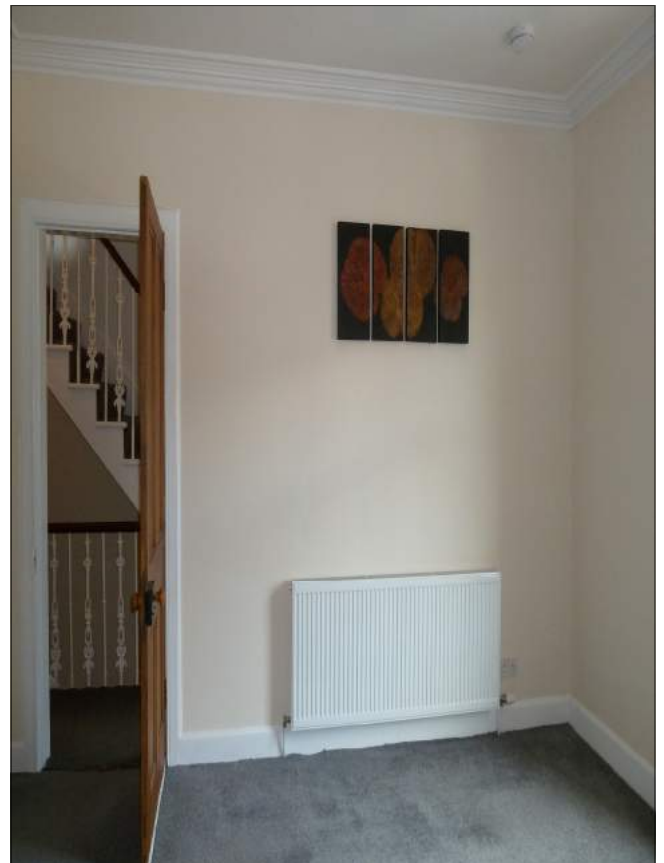
Room dimensions:

Living Room	13'11" x 14'00" (approx)
Kitchen	10'11" x 8'08" (approx)
Bedroom 1	9'10" x 13'03" (approx)
Shower Room	6'07" x 7'00" (approx)
Bedroom 2	14'03" x 15'04" (approx)

Home Report—www.packdetails.com
Ref: HP566620

EPC = D

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. This will be subject to compliance with current Covid-19 regulations.



86b Queen Street is a first floor two bedroom maisonette. The property benefits from double glazing and gas central heating throughout. ON street resident parking scheme. Would be great buy-to-let investment.

The property sits within a popular regeneration area (recently upgrading and landscaped) and is just a short walk to all local amenities including the recently refurbished and extended Theatre Royal and shopping centre. Dumfries also has a number of both primary and secondary schools either within walking distance or a short drive from this property. There are also further educational establishments available at the Crichton campus, both at University and College levels.

Shared entrance porch, communal double glazed UPVC door to small communal hall, light, carpet, smoke alarm. Entrance hall, stairs to first floor with hand rail, carpet, radiator, smoke alarm, ceiling light, doors to living room, kitchen, shower room, bedroom and stairs to second floor. Living Room is spacious, light and airy room with large double glazed window to front, gas fire with wooden mantel, brick surround and tiled hearth, pendant light, radiator, carpet, shelved alcove for extra storage, power points, T.V. point, smoke alarm. Brand new fitted kitchen with a range of wall and base units, washing machine, under unit fridge/freezer and four ring hob/oven included in sale, sink with mixer tap and left hand drainer, double glazed window to rear, triple ceiling light, heat detector, power points, radiator and Potterton combi boiler. Bedroom 1 is a good sized double bedroom with double glazed window to rear, power points, carpet, pendant light and BT point for internet. Shower Room has a wash hand basin, W.C., large shower cubicle with Triton shower unit, part tiled, laminate flooring, double ceiling light, Radiator, double glazed dappled glass window to front. Stairs to second floor, carpet, coat hooks. Large second bedroom with combed ceilings, double glazed Velux window to rear, five built-in wardrobes with hanging rails and shelves, carpet, radiator, triple ceiling light and power point.



SERVICES

Mains gas, water, electricity and drainage.

OFFERS

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.

