



23 WALLACE STREET  
DUMFRIES  
DG1 2LP

FLAT 1 BEDROOMS

Offers Around £60,000

EPC = D

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.

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Appealing sandstone fronted GROUND FLOOR FLAT, well placed for a range of local amenities including university campus and town centre. Gas central heating. Double glazing. HALL; LOUNGE; KITCHEN; BEDROOM; SHOWER ROOM. Communal areas. EPC=D

**HALL**

Front door off common close. Fitted carpet. Pendant light. Three built-in cupboards, one housing electricity meter.

**LOUNGE**

4.1m x 3.7m (13'5" x 12'2") Or thereby. Door off Hall. Double glazed windows to front. Vertical louvred blinds. Fitted carpet. Radiator. Power points. Television point. Ceiling light fitting. Shelved alcove.



**KITCHEN**

1.4m x 4.0m (4'7" x 13'1") Or thereby. Door off Lounge. Double glazed window to front. Vertical louvred blind. Fitted units and work tops. Partially tiled walls. Laminate flooring. Radiator. Wall mounted central heating boiler. Ceiling light fitting. 1½ bowl stainless steel sink and drainer with mixer tap. Built-in gas hob, oven and cooker hood. Power points.



**BEDROOM**

2.8m x 4.2m (9'2" x 13'9") Or thereby at maximum. Door off Hall. Double glazed window to rear. Vertical louvred blind. Fitted carpet. Radiator. Power points. Pendant light. Built-in wardrobe.



**SHOWER ROOM**

1.5m x 2.4m (4'11" x 7'10") Or thereby. Door off Hall. Double glazed window to rear. Wash-hand basin and w.c. Shower cubicle with mains shower. Radiator. Ceiling light fitting. Vinyl floor covering. Partially tiled walls.



**OUTSIDE**

Communal areas.

**VIEWING**

By arrangement with THE SELLING AGENTS