

**REDUCED  
PRICE**



8 ROSEVALE STREET  
DUMFRIES  
DG1 2EN

FLAT

Offers Around £55,000

EPC = E

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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Largely sandstone SELF-CONTAINED GROUND FLOOR FLAT in popular Cresswell area well placed for various local amenities and access to town centre. Electric heating. Double glazing. VESTIBULE; HALL; LOUNGE; FITTED KITCHEN; BEDROOM; BATHROOM. Gravelled easily maintained area to front. Shared drying green to rear. EPC=E

### VESTIBULE

Partially glazed door. Walk-in storage cupboard with double glazed window. Curtain rail. Power points. Fitted carpet.

### HALL

3.7m x 1.1m (12'2" x 3'7") Or thereby. Glazed door off Vestibule. Fitted carpet. Pendant light and shade. Smoke alarm. Two storage cupboards, one housing hot water boiler. Electric heater. Power points.

### LOUNGE

4.3m x 4.0m (14'1" x 13'1") Or thereby. Door off Hall. Double glazed window to rear. Louvred blind. Curtain rail. Curtains. Fitted carpet. Pendant light and shade. Power points. Two electric heaters. Telephone point. Wooden fireplace with lighting. Gas fire. Mirrored and shelved display area.



### KITCHEN

2.7m x 1.8m (8'10" x 5'11") Or thereby. Door off Lounge. Double glazed window to rear. Louvred blind. Curtain rail. Pendant light and shade. Fitted carpet. Fitted units and worktops. Stainless steel sink and drainer with mixer tap. Partially tiled. Power points. Cupboard housing electricity meter. Two wall mounted heaters. Xpel-air.



### BEDROOM

4.0m x 3.7m (13'1" x 12'2") Or thereby. Irregular shape. Double glazed window to front. Louvred blind. Curtain rail. Curtains. Fitted carpet. Pendant light and shade. Walk-in cupboard with rail and shelves. Electric heater. Power points.



### BATHROOM

2.7m x 1.6m (8'10" x 5'3") Or thereby. Door off Hall. Double glazed window to side. Louvred blind. Curtain rail. Fitted carpet. Pendant light and shade. Wall mounted heater. Wash-hand basin. W.C. Bath with electric shower over. Shower rail and curtain. Partially tiled. Built-in storage cupboard.



### OUTSIDE

Easy to maintain patio area at front. Shared drying green to rear. Outside tap. Shed. Cupboard housing gas meter.



### VIEWING

By arrangement with THE SELLING AGENTS