



67 GLASGOW STREET  
DUMFRIES  
DG2 9AG

FLAT 2 BEDROOMS  
Offers Around £60,000

EPC = C

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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Good sized FIRST FLOOR FLAT in prominent location on the Maxwelltown side of the river in a mixed residential/commercial area with local amenities. Within easy reach of the town centre. Gas central heating. Double glazing. Intercom security entrance. HALL; LOUNGE; KITCHEN; 2 BEDROOMS; SHOWER ROOM. Communal gardens and drying area. Lockable store. EPC=C

### HALL

5.1m x 2.2m (16'9" x 7'3") Or thereby. uPVC front door with stained glass insert. Radiator. Central heating thermostatic control. Newly fitted carpet (November 2018). Three cupboards with shelves, one with light and housing electricity meter. Two pendant lights. Power point. Intercom.



### LOUNGE

3.7m x 4.1m (12'2" x 13'5") Or thereby. Door off Hall. Double glazed window. Venetian blind. Curtain pole. Curtains. Radiator. Power points. Pendant light. Newly fitted carpet (November 2018).



### KITCHEN

2.8m x 3.8m (9'2" x 12'6") Or thereby. Door off Hall. Double glazed window. Roller blind. Range of fitted wall and base units. Worktops. Stainless steel sink and drainer. Plumbing for automatic washing machine. Partially tiled walls. Gas hob. Built-in electric oven. Vinyl flooring. Radiator. Power points. Fluorescent light. Wall mounted boiler. Two built-in pantry cupboards.



### SHOWER ROOM

1.7m x 2.0m (5'7" x 6'7") Or thereby. Door off Hall. Double glazed window. Roller blind. W.C. Wash-hand basin. Shower cubicle with electric shower. Partially tiled walls. Radiator. Ceiling light.



### BEDROOM 1

3.0m x 4.1m (9'10" x 13'5") Or thereby. Door off Hall. Radiator. Double glazed window. Curtain rail. Curtains. Venetian blind. Fitted carpet. Power points. Pendant light. Built-in wardrobe with shelf and hanging rail.



### BEDROOM 2

2.7m x 4.3m (8'10" x 14'1") Or thereby. Door off Hall. Double glazed window. Roller blind. Power points. Radiator.



### OUTSIDE

Communal gardens and drying area. Bin store. Lockable store.



### VIEWING

Telephone 07824 331 537 for appointment.