



LOWER BASEMENT FLAT  
6B VICTORIA TERRACE  
DUMFRIES  
DG1 1NL

FLAT - BASEMENT 1 BEDROOMS

Offers Around £65,000

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.

e: [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

www.  
**JHS LAW**  
.co.uk

t: 01387 739 000

£5,000 below Home Report Valuation is this Lower Basement Flat located near the town centre in a private cul-de-sac. The sandstone facade of the terrace is Listed Grade B as being of architectural or historic interest and this former house has associations with J.M. Barrie, author of Peter Pan. Electric heating. Double glazing. Hall; Lounge; Kitchen; Bedroom; Shower Room. Shared drying green/garden to rear. Parking in shared private road to front. EPC=E

### Hall

UPVC partially glazed front door. Fitted carpet. Two ceiling light fittings. Smoke alarm. Electric panel heater. Power points. Two built-in cupboards with light, one housing water cylinder and other has plumbing for automatic washing machine.

### Lounge

4.3m x 5.1m (14'1" x 16'9") Or thereby at maximum. Door off Hall. Double glazed windows to front. Vertical louvred blind. Fitted carpet. Electric panel heater. Ceiling light fitting. Power points. Television point. Wall mounted electric feature fire. Smoke alarm. Built-in cupboard housing electricity meter.



### Kitchen

2.1m x 3.5m (6'11" x 11'6") Or thereby plus entrance area. Opening off Hall. Double glazed window to rear. Electric panel heater. Range of fitted units and work tops. 1½ bowl stainless steel sink and drainer with mixer tap. Built-in electric oven and ceramic hob. Cooker hood. Power points. Partially tiled. Smoke alarm. Track spot light fitting. Tile effect flooring.



### Bedroom

3.8m x 3.5m (12'6" x 11'6") Or thereby. Door off Hall. Double glazed window to rear. Roller blind. Fitted carpet. Power points. Telephone point. Electric panel heater. Smoke alarm. Ceiling light fitting. Dressing/Store - (3.5m x 1.2m or thereby). Door off Bedroom. Fitted Carpet. Fluorescent strip light.



### Shower Room

2.0m x 1.9m (6'7" x 6'3") Or thereby. Door off Hall. Double shower cubicle with mains shower. Wash-hand basin and w.c. Electric panel heater. Ceiling light fitting. Part shower proof walls. Vinyl flooring. Extractor fan. Built-in shelving.



### Outside

Shared drying green/garden to rear. Parking in shared private road.

### Shared Drying/Garden



### Basement Entrance



### VIEWING

Telephone 07818 673392 for appointment.