



**23 WALLACE STREET
DUMFRIES
DG1 2LP**

FLAT 1 BEDROOMS

**Offers Around
£60,000**

EPC = D

REF: **B27585**

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

The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.
DUMFRIES & GALLOWAY SOLICITORS PROPERTY CENTRE 14 Queensberry Street, Dumfries DG1 1EX. Tel: 01387 252684/254010. Fax: 01387 250585.
48 King Street, Castle Douglas DG7 1AB. Tel: 01556 503245. 34 High Street, Annan DG12 6AD. Tel: 01461 204459