



22 Carnegie Street, Dumfries, DG1 1PD
2 Bedrooms | Guide Price £120,000

PROPERTY DESCRIPTION

We are delighted to be bringing to the market this mid-terrace house with two bedrooms. Situated in an sought after area of Dumfries and within walking distance of Dumfries town centre and various local amenities including Bannantyne Health Club, Dumfries & County Golf Course, Supermarkets, Library, and Primary and Secondary schools. Also located close to the train station and the by-pass offering easy access for commuters to both motorway and rail links north and south of the border. The property is in need of general upgrading and presents a great opportunity for buyers to customise the house to their own preferences and needs to create their own beautiful and comfortable home. The property features a good sized rear garden, providing a great outdoor space.

Accommodation

Ground Floor: Entrance Vestibule, Lounge, Dining Room, Kitchen, Cloak Room with w.c. First Floor: Bedroom 1, Bedroom Two, Bathroom.

Outside

On-street parking. Rear garden with drying green and sheds.

Viewing

Contact Selling Agent (01387) 266250

KEY FEATURES

- Highly sought after location
- Short stroll to Dumfries High School, Town Centre and Railway Station
- Worcester gas combi boiler
- Spacious lounge and dining room
- Low maintenance rear garden
- Downstairs W.C

GGM&W



Accommodation

Entrance vestibule 1.63m x 1.24m

Hardwood entrance door. Tiled floor. Consumer units. Ceiling light.



Hallway 6.58m x 1.64m

Stairs landing/first floor. Fitted carpet. Heating thermostat. Radiator. Ceiling light.

Lounge 4.35m x 4.31m

Double glazed windows with fitted curtains. Wooden flooring. Feature fireplace. Tv and phone points. Press with shelving. Radiator. Ceiling light.

Dining Room 4.22m x 3.42m

Double glazed windows with fitted curtains. Wooden flooring. Feature fireplace. Tv and phone points. Storage cupboard with shelving. Radiator. Ceiling light.

Kitchen 2.57m x 2.34m

Double glazed window with roller blind. Fitted base and wall units, worktops. Stainless steel sink. Worcester gas combi boiler. Ceiling light. Access to rear garden.

W.C 1.74m x 1.20m

Fitted carpet. Wall mounted cupboard. Ceiling light.

Landing 5.14m x 1.63m

Velux window. Stairs from hallway. Fitted carpet. Ceiling lights.

Bedroom One 4.15m x 3.33m

Double glazed windows with fitted curtains. Wooden flooring. Radiator. Ceiling light.

Bedroom Two 3.78m x 3.27m

Double glazed windows with fitted curtains. Wooden flooring. Radiator. Ceiling light.

Bathroom 2.78m x 1.64m

Double glazed window. Bath with shower mixer bath taps. Shower screen. W.C. Wash hand basin. Wall mounted vanity unit. Mirror. Part tiled walls. Radiator. Ceiling light.

Outside – On-street parking. Rear garden with drying green and sheds.

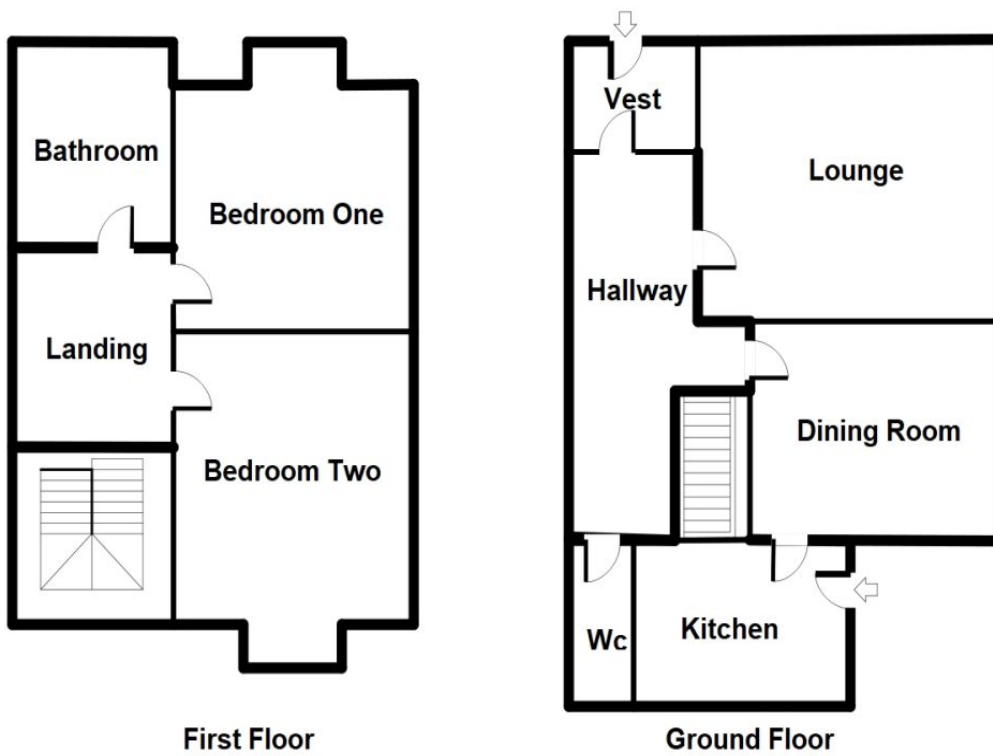
Guide Price £120,000

Services

Mains water, drainage and electricity. Gas central heating. Council Tax Band – D . EPC – F .



FLOOR PLANS



(for illustration purposes only)