



46 Bank Street, Dumfries, DG1 2PA
2 Bedrooms | Guide Price £60,000

PROPERTY DESCRIPTION

We are delighted to bring to the market this two bedroom top floor flat. Situated in the heart of Dumfries town centre which offers various local amenities including high street shops, restaurants, bars and supermarkets. Located in close proximity to Dock Park with river walks and cycle path, DG One Leisure Centre, Dumfries Railway Station and Primary and Secondary Schools. There is also a regular bus route located nearby serving the surrounding areas. The property benefits from double glazing, gas central heating, ample storage, spacious lounge and kitchen. Viewing is highly recommended.

Accommodation

Third Floor: Lounge, Kitchen, Bedroom One, Bedroom Two/Study, Bathroom.

Viewings

Strictly by appointment only. Please contact the Selling Agents on 01387 266250 (Option 2).

KEY FEATURES

- Town centre location
- Spacious living accommodation
- Gas central heating
- Double glazed throughout
- Tastefully decorated throughout
- Ideally suited to couples, First-time buyers or buy-to let investors

GGM&W



Accommodation

Entrance hallway 1.51m x 1.10m Hardwood entrance door. Fitted carpet. Ceiling light. Fitted wall unit housing electric meters and fuse board.



Hallway 1.45m x 7.11m

Two windows to rear. Fitted carpet. Ceiling light.

Lounge 5.01m x 3.17m

Double glazed windows with fitted blinds. Window to rear with fitted curtains. Radiator. Ceiling light. Phone point. Tv point.

Kitchen 3.83m x 3.73m

Double glazed windows. Fitted base and wall units. Plumbed for washing machine. Stainless steel sink. Two built-in cupboards with shelving (one housing (Ideal gas boiler). Radiator. Heating thermostats. Part tiled walls.

Bedroom One 3.68m x 3.57m

Double glazed window. Storage cupboard with shelving. Fitted carpet. Ceiling light. Radiator.

Bedroom Two/Study 3.68m x 1.82m

Double glazed window. Fitted carpet. Ceiling light. Radiator.

Bathroom 2.45m x 1.98m

Double glazed window. Wc. Wash hand basin with mirror above. Bath. Triton shower. Vinyl flooring. Heated towel rail. Extractor fan.

Guide Price £60,000**Services**

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

Closing Date

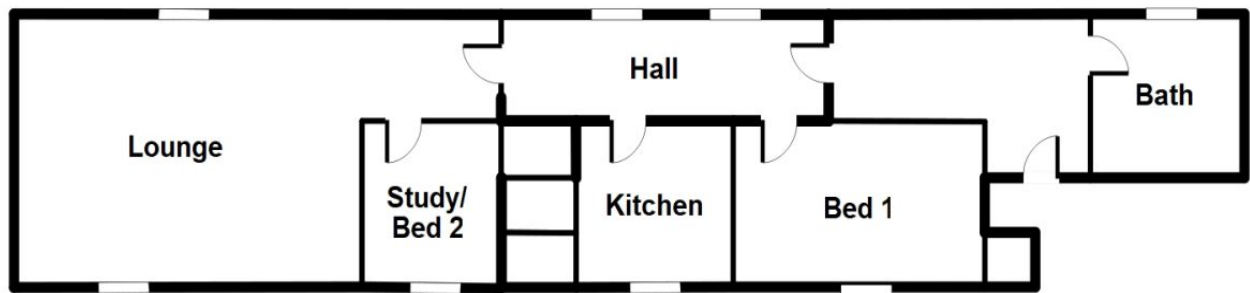
Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

Offers Should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR Tel : (01387) 266250 | Fax : (01387) 257950 www.ggmw.co.uk

The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.



FLOOR PLANS



(for illustration purposes only)