



POLLOCK & MCLEAN

Solicitors for you and your family
Website – www.pollockmclean.co.uk

**2D WESTPARK TERRACE,
DUMFRIES, DG2 7SU**



Beautifully presented spacious two bedroom second floor maisonette flat situated in desirable residential area of Dumfries close to the town centre and local amenities. Ideal first time buyer/but-to-let opportunity.

Accommodation consists of: Vestibule, Living Room, Kitchen, 2 Double Bedrooms, Shower Room, Double Glazing, Gas Fired Central Heating, small Garden area.

OFFERS OVER £75,000

GENERAL

Beautifully presented spacious two bedroom second floor maisonette flat situated in desirable residential area of Dumfries close to the town centre and local amenities. In move-in condition with recently fitted new kitchen and shower room, this spacious two bedroom maisonette is an ideal property for a first time buyer/buy to let opportunity.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance is at the back of the terrace, which is accessed via the path at the gable end. An outside staircase, shared with no. 2C leads to the main door to 2D.

Entrance Vestibule

UPVC door to entrance vestibule with tile effect vinyl flooring. Large storage cupboard with hanging and standing space and which also houses the boiler. Doors to the shower room and kitchen.

Shower Room

6' 9" X 5' 3"

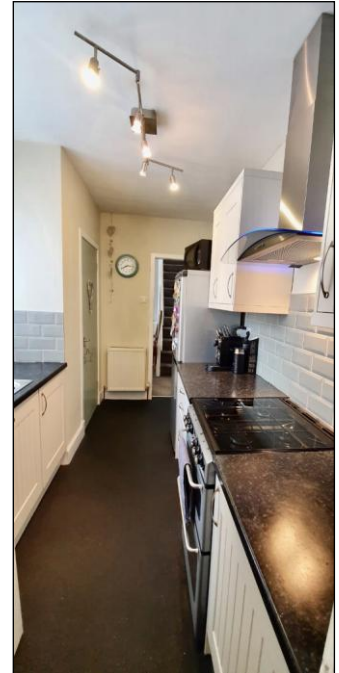
Modern shower room with wet wall boarding and tile effect vinyl flooring. Large shower cubicle housing a mains rainfall shower and attachment. WC and wash hand basin. Double glazed frosted glass windows with fitted horizontal blinds. Sunken ceiling spot lights. Extractor fan. Central heating radiator.



Kitchen

11' 5" X 4' 11"

Modern kitchen consisting of a wide range of work tops, base units and wall cupboards. Stainless steel cooker hood, extractor fan. Single drainer sink unit. Double glazed window. Tiled splashback. Plumbed for washing machine. Shelved pantry cupboard. Vinyl flooring. Central heating radiator. Power points. Door to the living room.



Living Room

14' 4" X 14'

Bright room with open plan staircase. Double glazed window. Fitted carpet. Shelved alcove. Radiator. TV satellite point. Telephone point. Power points. Cornicing. Curtain pole. Ceiling light fitting. Smoke alarm. Textured ceiling. Door to bedroom 2.





Bedroom 2
14' 4" X 14'

Generously proportioned, this room has double glazed window to the front. Two central heating radiators. Large shelved alcove. Cornicing. Fitted carpet. Power points. Curtain pole. Textured ceiling.



Stair and Upper Landing

From the living room the open plan carpeted stairs lead to the upper landing. Natural wood flooring. Storage cupboard. Single glazed skylight. Door to master bedroom.

Master Bedroom
14' X 11' 4"

Measurements do not include the wide bay housing double glazed windows with views over Dumfries to the hills beyond. Partly coombed ceilings. Natural wood flooring. Radiator. Power points.



Garden

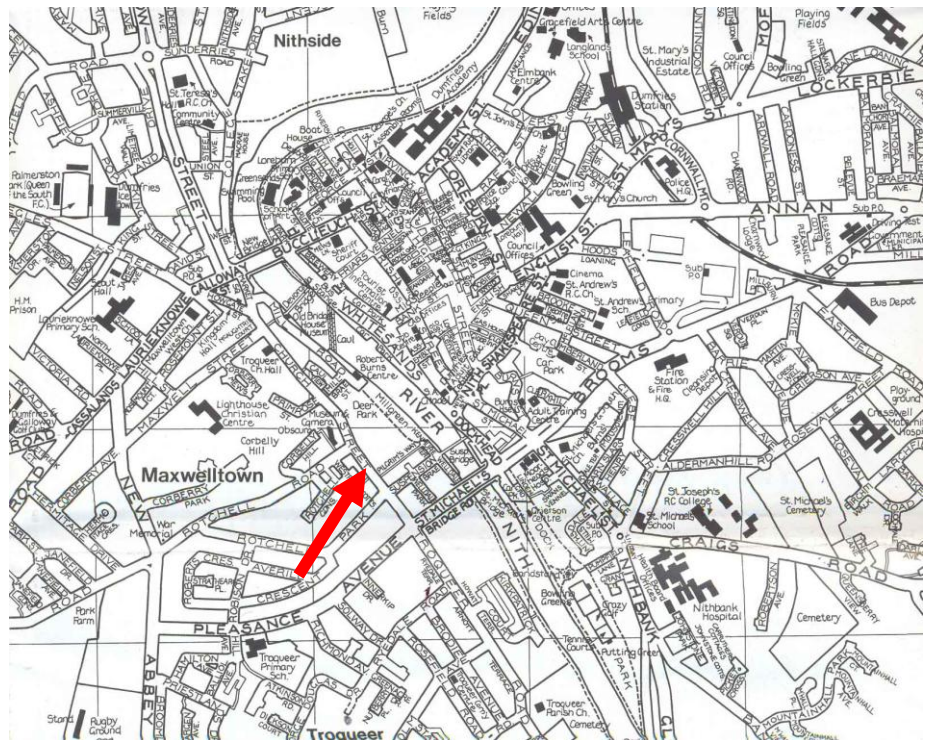
Garden laid principally in lawn.

Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG2 7SU
Council Tax Band B
EPC= E
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



This plan is not to scale and is intended for general illustrative purposes only.



**1 West Morton Street
Thornhill
DG3 5NE
Tel:- 01848 330207
Fax:- 01848 331600**

**61 High Street
Sanquhar
DG4 6DT
Tel:- 01659 50241
Fax:- 01659 50443**

**10 Buccleuch Street
Dumfries
DG1 2AH
Tel:- 01387 255666
Fax:- 01387 251115**