Robert Wilson & Son
SOLICITORS & ESTATE AGENTS

80 GLEBE STREET, DUMFRIES, DG1 2LH

A well-presented and modernised ground floor 1 bedroom flat forms part of a traditional red sandstone building in an ideal location at the heart of Dumfries town centre in proximity to a wealth of local amenities and transport links.

Accommodation comprises:-

- LIVING ROOM
- 1 BEDROOM
- FULLY REFURBISHED BATHROOM
- KITCHEN
- COMMUNAL OUTDOOR AREAS
- HOME REPORT AVAILABLE

VIEWING:- Contact selling agents on 01848 330251 for an appointment to view

EPC Ref = D

OFFERS OVER £68,000

Entering the property through a communal front door from Glebe Street into a communal corridor.

Entering through a wooden front door into:-

ENTRANCE HALLWAY

Wooden flooring. Coat hooks.

Straight ahead is:-

LIVING ROOM **3.835M X 4.285M.**

Wooden flooring. Double CHR. Gas fireplace. UPVC double glazed rear facing window which looks out into a communal garden. Ceiling light. Power points. Alcove with fitted cupboard unit with shelf on the top.

Moving through into:-

KITCHEN **1.828M X 3.131M.**

Tiled flooring. Deluxe by Hygena oven. Lamona gas hob. Stainless steel sink unit. Side facing UPVC double glazed window. Floor and eye level cupboards and shelf units. Built in fridge and fridge freezer. Space for white goods. Baxi 630 gas fired combi boiler. Power points.

Straight ahead from the kitchen is:-

SHOWERROOM **1.804M X 1.681M.**

Recently refurbished. Laminate flooring. Heated towel rail. Mains shower with shower screen. Tiled wall. WC. Wash hand basin. Side facing frosted glass UPVC double glazed window.

Back to the entrance hallway and into:-

BEDROOM **4.279M X 4.473M.**

Wooden flooring. Double CHR. Ceiling light. Front facing UPVC double glazed window. Power points.

OUTSIDE

To the rear lies a shared walled garden which is mainly laid to lawn, featuring a drying area and offering a welcome outdoor space to enjoy summer.

Dumfries town centre is attractive and offers a combination of good shopping facilities and historic buildings. The town is also the home of a substantial college and university campus located within beautiful grounds overlooking the town and has three golf courses. Dumfries town centre offers several major supermarkets, popular High Street shops, shopping centre, schooling, university campus, a range of bistros and medical facilities. A brand new state of the art regional hospital is situated just off the A75 on the outskirts of town.There are various close transport links including Dumfries train station providing links to Carlisle and Glasgow. Major Bus links can be accessed from the Loreburn Centre, Whitesands or Burns Statue. The M6 and M74 networks are accessible at Moffat, Gretna and Lockerbie. The M74 provides transport links to the north and south of the UK and is approximately 25 miles to the east.

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Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.