



16 Henry Street, Dumfries, DG1 2LL

Offers over £55,000



A well proportioned one bedroom ground floor flat, located in an established private residential area of Dumfries

A well proportioned one bedroom ground floor flat, located in an established private residential area of Dumfries. As reflected within the Home Report, the property does require some work along with modernising. The property would suit anyone looking for a buy-to-let investment or to get onto the property ladder.

ACCOMMODATION

Entrance hall. Lounge. Kitchen. Rear hall. Bedroom. Bathroom. Section of garden to the rear.

ENTRANCE HALL

Entered through PVC door. Ceiling light. Fitted carpet. Access through to bedroom and lounge.

LOUNGE

Floor to ceiling full length window to rear. Gas fire with tiled hearth. Alcove storage. Fitted carpet. Ceiling light. Access through to kitchen.

KITCHEN

Window to side. Range of base units and drawers. Storage cupboard housing the boiler. Tile splash back. Sink and drainer. Space for gas cooker and plumbing for washing machine. Vinyl flooring. Access to rear hall leading to bathroom.



REAR HALL

Space for coat hocks. Access through into the rear garden. Ceiling light. Vinyl flooring.

BEDROOM

Window to front. Storage cupboard. Space for freestanding furniture. Central heating radiator. Ceiling light. Fitted carpet.

BATHROOM

Opaque window to side. White W.C and wash hand basin. Enclosed shower cubicle. Tiled walls and tiled floor. Ceiling light.

OUTSIDE

On street parking. Access through communal entrance leading to ground floor flat. To the rear, the garden is shared with the the further 3 flats. Number 16 owns the top right hand side of the garden. There is space for a storage shed.



NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings are included in the sale.

HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band D. Council Tax B.

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



For Illustration Purpose Only. Not To Scale



BRAIDWOODS

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