



Walker & Sharpe

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7 Greystone Crescent, Dumfries, DG1 1PG
Offers Over £125,000

This three bedroom mid-terraced two storey property with additional attic floor accommodation is located in a well established residential area. Within walking distance to Town Centre for all local amenities, leisure facilities and commuter links. The property is in need of some upgrading but offers great potential for first-time buyer or investment purchaser.

Entrance Hall, Living Room, Kitchen /Diner, Three Bedrooms, Bathroom, Terraced Garden to Rear.

*Double Glazed
Gas Central Heating
Off Street Parking to Front
Terraced Garden to Rear*

EPC- D

Please phone 01387 267222 to arrange a viewing.



Member

General Information

A mid-terraced property with accommodation on three levels. Located in a well established residential area in a sought after area. With walking distance to Town Centre for all local amenities, leisure facilities and commuter links. The property benefits from gas central heating and double glazing.

Accommodation

Entry by UPVC door with glass panels leading to



Entrance Hallway

Fitted cupboard housing electric meter and consumer panel. Central heating radiator. Stairway leading to first floor accommodation.

Living Room

13'5" x 16'3"
4.10m x 4.95m



Double glazed bay window to front. Fire surround with marble hearth and gas fire. Central heating control panel. Radiator. Fitted carpet. TV point. Glass panelled door to

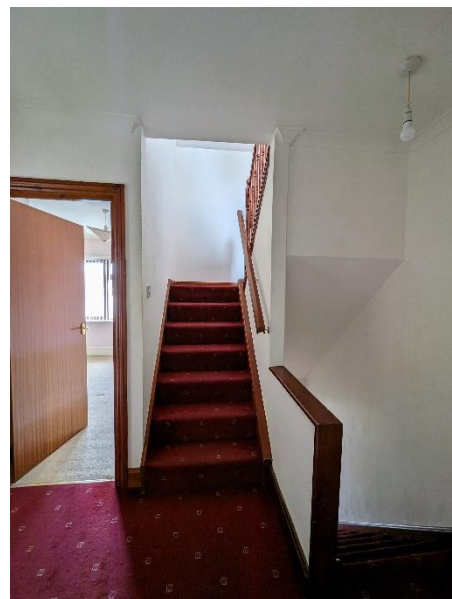
Kitchen/Diner

16'8" x 9'3"
5.14m x 2.83m



Double glazed window overlooking rear garden. Fitted base and wall units with breakfast bar. Stainless steel sink and drainer with vegetable section. Plumbed for dishwasher and washing machine. Bosch cooker with gas hob and double oven. Fridge. Double glazed French Doors leading to patio and rear garden. Radiator. Vinyl flooring

First Floor Landing



Carpeted stairs leading to attic accommodation.

Bedroom 1

14'9" x 11'5"

4.55m x 3.51m



Double glazed window. Radiator. Fitted bedroom furniture comprising ceiling to floor wardrobes, overhead cupboards, bedside draws and dressing table.

Bedroom Two

9'9" x 11'8"

3.04m x 3.59m



Double glazed window to rear. Radiator. Fitted carpet.

Attic Landing

Velux Window. Door to

Bedroom 3

10'2" x 11'5"

3.12m x 3.49m



Coombed Ceiling. Velux window. Radiator. Fitted carpet. Access to eaves. Storage cupboard housing central heating boiler.

**Bathroom**

6'6" x 5'9"

2m x 1.80m

Frosted double glazed window to rear. Bath with Mira Sport shower fitment over. W.C., and wash hand basin. Radiator. Vinyl flooring. Fitted towel rail.

Exterior

Off street parking to front.



Terraced garden to rear on two levels laid out to patio area with outside water tap and steps descending to drying with clothes poles and shed.



Included

All floor coverings, light fittings, curtains and blinds. (There is no warranty given for any white goods included in the sale regarding condition or working order).

Council Tax - Band C

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.