



# Walker & Sharpe

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***43a Castle Street, Dumfries, DG1 1DU***  
***Offers Over £210,000***

***Bright two bedroom ground floor flat, being a Category A Listed Building this property has lots of character and original features. It is a short walk to Dumfries town centre which has various shops and restaurants, as well as having both primary and secondary schooling close by. It is a 10 minute walk to the bus stop or train station providing transport links both north and south.***

***Private garden***  
***Town Centre location***  
***Gas central heating***  
***No onward chain***

***EPC- D***

***Please phone 01387 267222 to arrange a viewing.***



Member

### Accommodation

Entrance through wooden door with single glazed glass panels into inner hallway.



### Hallway

Hallway leads through the accommodation to glass door with wooden shutters at the rear of the property into the garden. Doors to both bedrooms, kitchen, bathroom, living room, dining room and storage cupboards. Radiator, smoke alarm, central heating point.

### Cupboard

8'6" x 3'3"

2.6m x 1m

Walk in cupboard with wooden door, light, built in shelves, fitted carpet.



### Kitchen

3'7" x 10'6"

1.1m x 3.2m

Glass paneled wooden door into kitchen with handmade wooden base units, Belfast sink, dishwasher, cooker with extractor fan overhead and washing machine. wooden single glazed window with handmade shutters to the front of the property. Radiator, vinyl flooring.



### Bathroom

5'7" x 10'6"  
1.7m x 3.2m

Frosted glass panel door with stained glass window vinyl, WC, wash hand basin, bath with titan shower over and bath handles on wall. radiator with towel rail above, frosted window onlooking the front of the property with handmade shutters.

Wooden door with glass panels, gas radiator and electric radiator. Two built in cupboards with double doors, vinyl wooden style flooring, single glazed window to the front of the property.



### Storage space

Walk in understairs storage space with lots of potential, light, fitted carpet, radiator, plug sockets, insulated ceiling.



### Bedroom 2

7'10" x 15'9"  
2.4m x 4.8m





### Livingroom

11'6" x 11'9"

3.5m x 3.6m

Glass paneled French doors to living room from hallway. TV point, wifi point, wood style flooring, marble fire place, gas radiator, electric radiator, single glazed window outlooking the rear of the property with built in under window storage and hand made shutters. Glass paneled French doors into the dining area which can be folded open to create an open plan feel between the living room and dining room.

### Dining room

11'2" x 8'10"

3.4m x 2.7m

Wood style flooring, glass paneled door into hallway, radiator, light, double French doors into the living room.



### Bedroom 1

12'2" x 12'2"

3.7m x 3.7m

Wood style flooring, radiator, built in cupboard space housing gas boiler, single glazed window to back of the property with hand made shutters.





### **Exterior**

Rear garden, consists of varied levels of paving slabs, shrubs, trees and stones. Brick wall surrounding, two sheds and wooden gate to the rear. To the front of the property there are two cellars which belong to the ground floor flat and a post box.

A new roof has just been put on the building in December 2023. Although the ground floor flat has no liability for the roof of the building.

### **Included**

White goods such as the dishwasher, cooker, washing machine.

**Council Tax** - Band B

### **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.