



81 Terregles Street, Dumfries, DG2 9DS

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Two bedroomed ground floor flat in converted detached house ideally located within walking distance of the town centre and many amenities.

+ Vestibule
+ Hall
+ Sitting Room
+ Kitchen
+ 2 bedrooms
+ Shower Room

External
+ Shared garden to rear
+ Shed

EPC Rating D

LOCATION

Terregles Street is in the Laurieknowe area of Dumfries and within easy walking distance of the town centre. Primary School, Post Office, Churches, Shops, Fitness Suites, Ice Bowl and Palmerston Arena are just a few of the amenities close by. The property is within a popular and established residential area of town and also on a regular bus route.

DESCRIPTION

Two bedroomed ground floor flat in converted detached house. The property benefits from gas central heating and double glazing. However, it does need some modernisation.

ACCOMMODATION

Vestibule

Part glazed UPVC front door opens to vestibule; cupboard housing meter and fuse box; glazed wooden door to hall.

Hall

Doors to sitting room, kitchen, two bedrooms, shower room and large downstairs storage cupboard with shelf; part glazed door to rear garden; radiator; smoke detector; British Gas heating thermostat.

Sitting Room

Glazed door to sitting room; window to front; radiator, electric coal effect fire in wooden mantelpiece and sitting on marble hearth and surround; TV aerial connection point; Openreach connection point.

Kitchen

Open doorway to kitchen; window to side; range of fitted floor and wall units; cream composite sink and drainer with mixer tap; plumbed for washing machine; Indesit gas cooker with gas hob and extractor hood; part tiled; window to rear; space for fridge; Drayton heating and water controls; folding door to pantry housing Promax Combi HE gas boiler; carbon monoxide detector; obscure glazed window to side.

Bedroom 1

Double bedroom; window to front; radiator; BT telephone connection point.

Bedroom 2

Single bedroom; window to rear; radiator.

Shower Room

Half glazed door; wash hand basin in vanity unit with cupboards; WC; corner shower with sliding doors with Mira electric shower; vinyl flooring; obscure glazed window to rear.

EXTERNAL

The entrance to the front of the property is on the street. At the front of the property is a gas meter.

To the rear of the property is a small shared garden/yard area with a shed. There is a path leading around both sides of the property.

VIEWING

By contacting the selling agents on 01556 504038.

HOME REPORT

A home report has been prepared for this property a copy of this can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode DG2 9DS

OFFERS

Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and may not be bound to accept the highest or indeed any offer.



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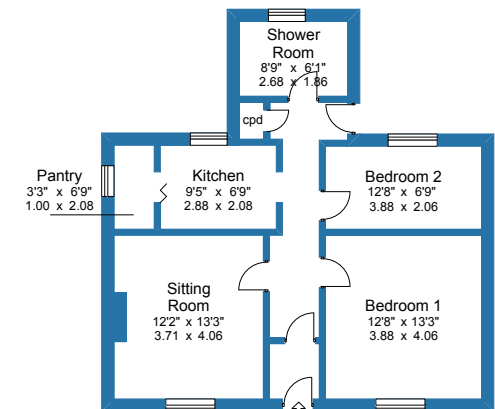


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Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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