

11 Wallace Street, Dumfries, DG1 2LP

Offers Over £60,000



Ground floor one bedroom flat with exclusive front and rear gardens on the edge of the town centre with all its amenities. Within walking distance of the Town Centre, and with both University and College campuses and Medical Centre within easy walking distance. The property benefits from gas central heating, part double glazing and gardens.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
01387 255414



Measurements (all approx.)

Entrance vestibule – 1.53m x 0.96m
Wet Room – 2.35m x 2.15m

Entrance hall – 4.16m x 0.95m
Living Room, Dining Kitchen – 7.30m x 5.29m

Bedroom – 4.10m x 2.99m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance vestibule with door to hallway.
- Hallway with door to bedroom, wet room and open plan living room, kitchen and dining room. Built-in under stairs cupboard with shelves, further built-in cupboard with shelves.
- Double bedroom with window to front. Two fitted wardrobes with hanging rail and shelves.
- Wet room with shower, W. C. and wash hand basin with mixer tap. Part splashback.
- Bright and spacious open plan living room, kitchen and dining room. Alcove with shelves and cupboard. Large window overlooking the rear garden. Door to rear garden. Fitted kitchen with wall and base units. Integrated electric oven and hob. Sink with mixer tap and right hand drainer.
- Garden to the front laid to stone chips. The rear has a patio, shrubs and plants. Shed.

