

gmt&co

G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

35 BUCCLEUCH STREET DUMFRIES DG1 2AB
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52 KING STREET, DUMFRIES, DG2 9AL



A spacious two bed flat with modern features throughout. With Gas Central Heating and double glazing throughout, this property would be ideal for first time buyers or the opportunity to buy-to-let.

ACCOMMODATION

- Entrance Hall
- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Shared Communal Garden
- EPC =C

Offers over **£63,000** are invited

Regulated by RICS



OTHER OFFICES AT CASTLE DOUGLAS AND NEWTON STEWART



SITUATION

Situated within easy walking distance of Dumfries town centre with its extensive urban facilities such as retail shopping, primary education through to the well regarded Crichton University Campus, a maternity and Dumfries and Galloway Royal Infirmary, bank and medical services, and a railway station connecting to the Glasgow/London Intercity mainline station at Carlisle 30 miles distant.

South West Scotland is renowned for its wide recreational opportunities of hill walking, game and coarse fishing, shooting, stalking etc., the Solway Coast providing marine pursuits, there are numerous golf courses and, within Dumfries, there are many cultural activities, cinema, licensed premises, clubs and an ice rink.

DIRECTIONS

From Dumfries town centre, take the A780 on Buccleuch Street. Proceed over Buccleuch Street Bridge and turn right onto A76/Glasgow Street. Take the first left onto King Street and turn right to remain on King Street. No 52 is located on right hand side of street.

DESCRIPTION**Entrance Hall**

External UPVC front door with letterbox. Radiator and two built-in storage cupboards.

Cloakroom (0.81m x 1.68m)

Access to loft hatch and shelving.

Living Room (3.67m x 4.11m)

Fitted carpet throughout. Gas radiator and large double glazed UPVC window. 4 Pendant light fitting.

Kitchen (2.82m x 3.67m)

Comprising modern fitted base and wall units and work surfaces. Large double stainless steel sink and drainer with mixer tap. Plumbing for washing machine. White UPVC double glazing. Worcester Combi boiler. Halogen pendant lighting.

Bedroom 1 (3.00m x 5.08m)

Double bedroom with laminate flooring. Gas radiator and white UPVC double glazed window. Measurements taken at maximum. Spotlight lighting.

**Bedroom 2 (2.7m x 4.27m)**

Laminate flooring throughout. White UPVC double glazed window. Gas radiator. Pendant light fitting. Wooden blinds.

Bathroom (1.83m x 1.65m)

Comprising white WC, wash hand basin with vanity and separate hot and cold taps, bath with shower screen and electric shower over. Frosted double glazed window and gas radiator.

**OUTSIDE**

There is a communal security entrance door with door entry system with communal under stair storage area. There is also a shared drying green and private store. There is also a bin storage area and resident-only parking to the rear.

SERVICES

Mains Gas, Electric, Water and Sewerage

COUNCIL TAX

The property is currently assessed as Band B for Council Tax Purposes.

OFFERS

Offers in Scottish legal form are to be submitted to GM Thomson & Co.

HOME REPORT

Home report can be requested from the Agent.

POSTCODE

DG2 9AL

CLOSING DATE

It is possible that a Closing Date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on 18th May 2018 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at law.

MESSRS. G.M. THOMSON & CO. for themselves and for vendors of this property give notice that:

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- All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown these are approximate only.
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