

gmt&co

# G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

35 BUCCLEUCH STREET DUMFRIES DG1 2AB  
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## 77 CHURCH STREET DUMFRIES, DG2 7AT



77 Church street is a very spacious, well presented two-bedroom ground floor flat. Recently renovated throughout. Newly decorated with new kitchen, bathroom, fitted carpets and joinery. The flat is double glazed and benefits from gas central heating. Situated in a popular residential area, only 5-minute walking distance from Dumfries town centre which makes this an ideal for a first time buyer or as an investment.

- Hall
- Shower Room
- Kitchen
- Lounge
- 2 Bedrooms
- Garden to the rear
- EPC = D

**OFFERS OVER £65,000**

Regulated by RICS



OTHER OFFICES AT CASTLE DOUGLAS and NEWTON STEWART



Spacious ground floor two-bedroom flat, well presented in a popular residential area only 5-minutes to Dumfries town centre. It is located west of Devorgilla bridge and close to all local amenities, including both primary and secondary schools.

#### HALL:

Fitted carpet, central heating radiator, phone point, large storage cupboard with gas and electric metres and fuse box, 2 further shelved cupboards, 2 over head lights, smoke detector.

#### SHOWER ROOM: 2.24m X 1.79m

Opaque double glazed window to rear, white WC and wash hand basin, separate shower cubicle, Respitex to all walls, central heating radiator, vinyl floor covering, overhead light.



#### KITCHEN: 7.03m X 3.34m

Window to rear, newly fitted kitchen with base, wall and drawer units, ample work surfaces over stainless steel sink, Lamona electric hob plus oven with hood above, Potterton combi boiler, central heating radiator, vinyl floorcovering, overhead light, heat detector.

#### LOUNGE: 4.43m X 3.35m

Window to front with vertical blind, door to balcony area, fitted carpet, central heating radiator, TV point, coving, overhead light, smoke detector.

#### BEDROOM 1: 3.97m X 3.19m

Window to front, fitted carpet, central heating radiator, shelved cupboard, overhead light.

#### BEDROOM 2: 3.96m X 2.85m

Window to front, fitted carpet, central heating radiator, overhead light.

#### OUTSIDE:

Communal garden, storage shed.



Lounge

#### SERVICES:

Mains water, drainage, electricity, gas

#### COUNCIL TAX:

Band B

#### VIEWING:

Strictly through the selling Agents on (01387) 731931

#### HOME REPORT:

The home report is available to access. Please contact the selling agency for the link to view.

#### CLOSING DATE:

A closing date for offers may be fixed and prospective buyers are advised to register their interest with the selling agent in order that they may be notified of any closing date. At the closing date the seller is not bound to accept the highest or indeed any offers.

#### OFFERS:

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

#### PARTICULARS:

These particulars 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 the 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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