



**6A Wallace Street,
Dumfries,
DG1 2LR**

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

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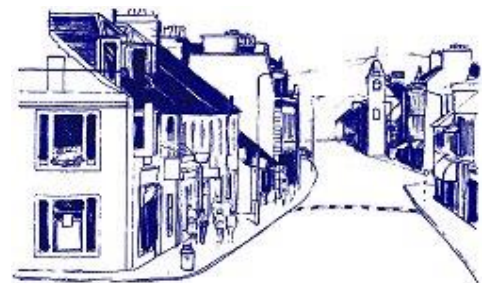
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and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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- **Spacious ground floor flat situated close to all local amenities**
- **1 Bedroom**
- **The property benefits from double glazing and gas fired central heating**
- **Communal drying area**
- **Offers in the region of £55,000**



6A WALLACE STREET, DUMFRIES

Spacious ground floor flat situated within a block with four flats in total. The property benefits from double glazing and gas fired central heating and is situated in a popular residential area conveniently located close to town centre, college, and university. Communal garden area.

Accommodation comprises:- Lounge. Kitchen. Bedroom. Bathroom.

ACCOMMODATION

Lounge

4.02m x 3.93m

Spacious room with north west facing window. Shelved alcove. Radiator.



Kitchen

2.56m x 2.14m

Fitted with a good range of wall and floor units, ample worksurfaces with upstands to match and inset stainless steel drainer sink. Space for slot in cooker and space and plumbing for washing machine. Built-in cupboard housing electric meter.

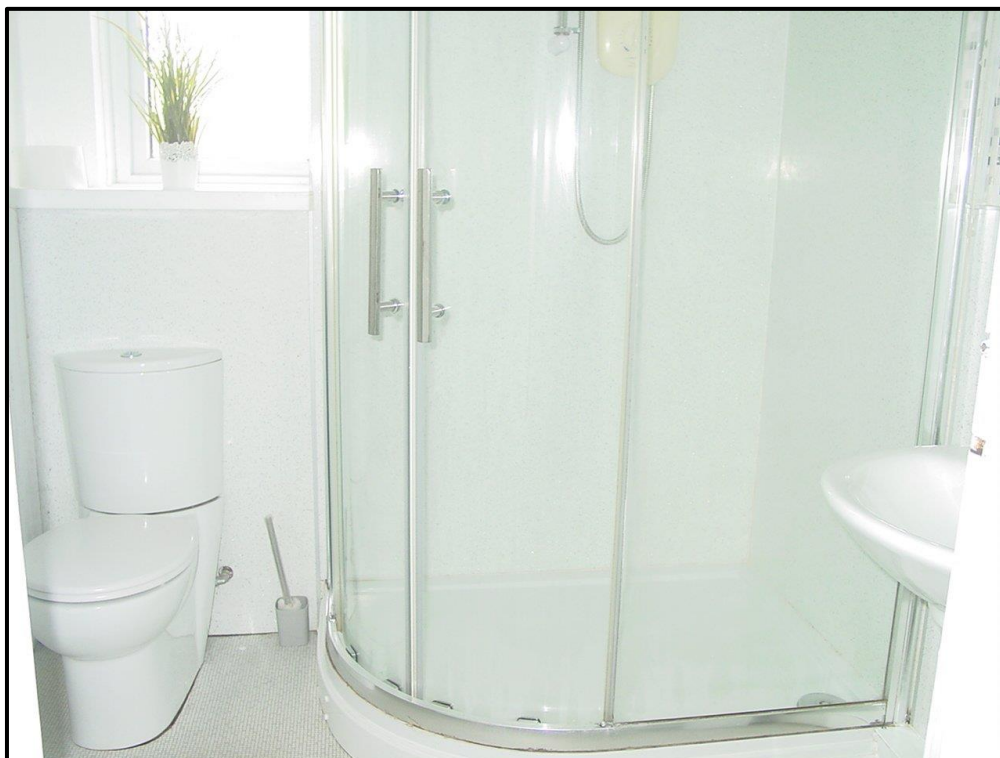


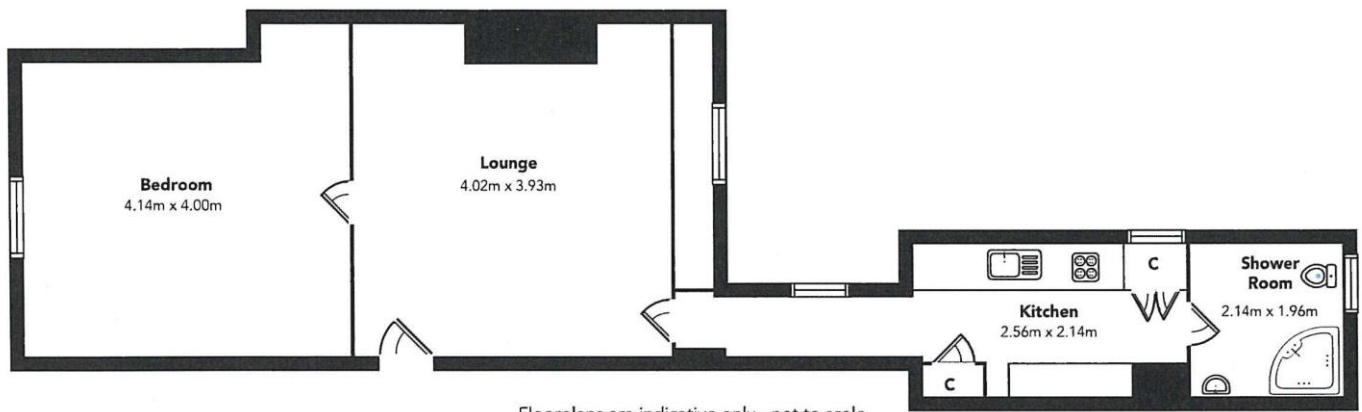
Bedroom**4.14m x 4.00m**


Bright and airy room with south east facing window. Built-in shelved and hanging cupboard. Radiator.

**Shower Room****2.14m x 1.96m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and corner shower cubicle with electric shower.





Floorplans are indicative only - not to scale
Produced by Plushplans 

Garden

Communal Garden area which is laid to lawn and surrounded by brick wall and fencing.

SERVICES

Mains supplies of water and electricity. The property is connected to the mains drainage system. EPC = D.

COUNCIL TAX

This property is in Band B.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £55,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.