

A B & A
Matthews



22A English Street
Dumfries
DG1 2BY

Offers in the region of £55,000



Dumfries is a historic market town in southwest Scotland, set along the banks of the River Nith near its estuary on the Solway Firth. Often called the “Queen of the South,” it has long been a regional hub for trade, farming, and culture. Its centre is characterised by elegant sandstone buildings—many made from the town’s distinctive red sandstone—and a network of bridges crossing the fast-flowing river, which gives Dumfries much of its character. The town is closely associated with the poet Robert Burns, who spent his final years here; his former haunts, including the Globe Inn and his last home, remain important landmarks. Dumfries also carries a strong sense of Scottish history, from medieval street patterns to the ruins of nearby castles and ancient churches. Surrounded by rolling countryside, forests, and coastal landscapes, Dumfries blends natural beauty with a lively arts scene, local festivals, and a welcoming community atmosphere. It feels both distinctly Scottish and comfortably small-town, with a mix of tradition, creativity, and scenic charm.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: B

Key Features

- **First floor flat**
- **Close to all local amenities**
- **Two bedrooms**
- **Benefits from double glazing**



This two-bedroom first-floor flat offers comfortable, practical living in a convenient location close to all local amenities. Situated within easy reach of shops, public transport links, and essential services, it provides an ideal base for both daily routines and commuting. Inside, the property features bright and well-proportioned rooms, with double-glazed windows throughout that enhance warmth and reduce outside noise. Heating is provided by electric panel heaters, offering efficient control and year-round comfort. The layout includes a welcoming living area, a functional kitchen, two good-sized bedrooms, and a shower room, making it well suited to a range of occupants, from first-time buyers to those looking to downsize or invest.

ACCOMMODATION

Communal stairwell gives access to the property from English Street. Glazed hardwood entrance door gives access into the accommodation.

Hall – 3.30m x 0.90m

Spacious entrance hall giving access to all rooms.

Lounge – 4.67m x 3.83m

The lounge is a bright and inviting space, enhanced by south- and west-facing windows that allow natural light to flow in throughout the day. An ornate fireplace forms an attractive focal point, complete with an electric coal-effect fire that adds warmth and character. The room also includes a useful built-in cupboard with shelved storage, providing practical space for everyday essentials, along with an additional cupboard housing the electric meters. Heating is supplied by an electric panel heater, ensuring comfortable and efficient warmth.

Kitchen – 3.85m x 3.24m

The kitchen is irregular in shape yet well designed, offering a good range of wall and floor units along with ample worktop space for everyday meal preparation. It features a one-and-a-half bowl stainless steel sink and a built-in cooker with an extractor fan above. There is space and plumbing for both a washing machine and a tumble dryer, which can be included in the sale if desired. An electric panel heater provides efficient warmth to the space.



Bedroom 1 – 3.80m x 3.80m

South facing window. Built-in unit comprising two wardrobes, overhead storage cupboards and bridging unit over space for double bed. Panel heating.

Bedroom 2 – 4.06m x 3.00m

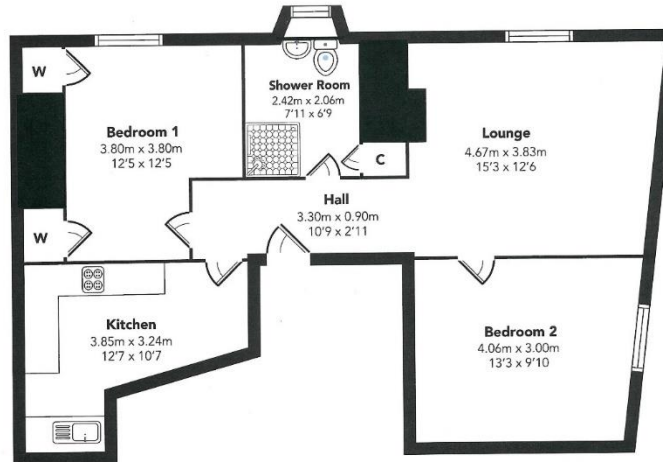
West facing window. Built-in shelved cupboard. Panel heater.

Shower Room – 2.42m x 2.06m

Partially fitted with wet wall panelling and comprises a corner shower cubicle with electric shower, counter-top sink with storage cupboard below and back to wall WC. Ladder style heated radiator. Built-in cupboard housing hot water cylinder.







Floorplans are indicative only - not to scale
Produced by Plushplans

SERVICES

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

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