



17 Henry Street, Dumfries, DG1 2LL

Offers over £60,000

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Well proportioned one bedroom ground floor flat, located on a quiet residential street minutes from Dumfries town centre.

Full of potential and ready for your personal touch. Perfectly suited for first-time buyers, investors, or anyone looking to create a stylish, comfortable home, this property offers a solid foundation in a desirable location.

ENTRANCE VESTIBULE

Door from communal internal hallway to entrance vestibule with ceiling light, fitted carpet, coat hooks and doors leading to the living room and bedroom.



BEDROOM – 4.16 M X 4.05M

Large bedroom with original decorative cornicing, large window to front with horizontal blinds and curtain pole, shelved storage alcove, two central heating radiators with thermostats, fitted carpet and ceiling light.



LIVING ROOM – 4.15M X 3.84M

Coving, ceiling light with decorative rose, built in storage cupboard and shelved alcove, tiled fireplace with gas fire, central heating radiator with thermostat, large picture window offering private access to shared garden, timber and opaque glazed door to kitchen.



KITCHEN 2.53M X 1.95M

Cream shaker style wall and base units with wood effect work top, integrated electric oven, hob and stainless-steel chimney extractor. Black composite sink with drainer and mixer tap, tiled splashback, two large shelved storage cupboards, window to side, central heating radiator with thermostat, cupboard housing electric meter and fuse box, two ceiling lights.



BATHROOM – 2.18M X 1.54M

Ceiling light, wall mounted electric heater, opaque window to side, double flush WC, wash hand basin, bath with glass shower screen and mains shower over, fully tiled walls and tiled floors, central heating radiator thermostat and central heating boiler.



OUTSIDE

To the rear there is a shared drying green and patio. The property has direct access to the garden via the double glazed door in the living room.

NOTES

The property features double glazing throughout, a modern fitted kitchen and bathroom.





BRAIDWOODS

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