



## Robertvale Terrace

Dumfries, DG1 2QG

Offers Over £62,000



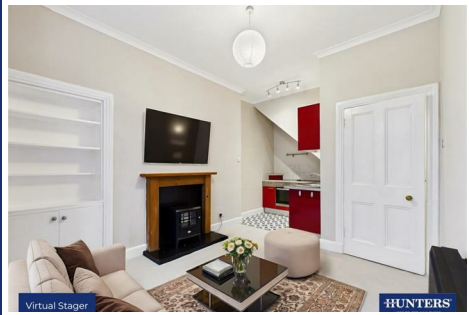
- No Onward Chain
- Located a Stones Throw from Dumfries Town Centre
- Open Plan Lounge & Kitchen
- First Floor Bathroom
- On-Street Parking

- End-Terrace House
- Well Presented Throughout
- One Double Bedroom
- Ideal for Investment Landlords, Professionals & First Time Buyers
- EPC - F

# Robertvale Terrace

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Offers Over £62,000



NO CHAIN – Located just a stone's throw from Dumfries town centre and within easy walking distance of a wide range of amenities and transport links, this one-bedroom end-terrace home presents an excellent opportunity for those seeking a low-maintenance town-centre property. The ground floor features a bright and neutrally decorated open-plan lounge and kitchen, while the first floor offers a double bedroom, bathroom, and a light and airy landing. On-street parking is available, providing everyday practicality and convenience. The property is in good order throughout, with great scope to add your personal touches over time. Ideal for professionals and first-time buyers, this property is highly recommended for viewing.

#### Utilities, Services & Ratings:

Electric Storage Heating and Double Glazing Throughout.

EPC - F and Council Tax Band - B.

## GROUND FLOOR:

### HALLWAY

External door from the front, internal door to the open-plan lounge/kitchen, and stairs to the first floor landing.

### LOUNGE/KITCHEN

Lounge Area:

Double glazed window to the side aspect, electric storage heater, and a fireplace with electric stove.

Kitchen Area:

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, space and plumbing for a washing machine, and a one bowl stainless steel sink with mixer tap.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to the bedroom and bathroom, built-in cupboard with double doors, and a double glazed Velux window.

### BEDROOM ONE

Double glazed window to the side aspect, electric storage heater, and a built-in cupboard.

### BATHROOM

Three piece suite comprising a WC, wash hand basin, and a bath with shower over. Part-tiled walls, and an obscured double glazed window.

## EXTERNAL:

Access to the property via shared pathway from Barnslaps, along with on-street parking within close proximity to the property.

## WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter -streaking.horses.wordplay

## AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property.

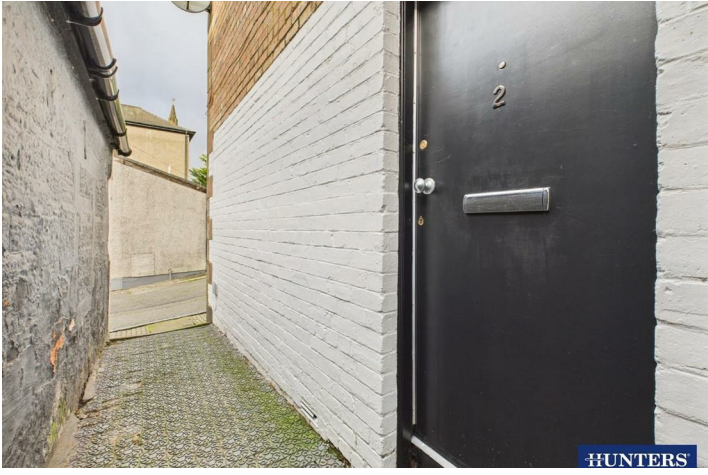
Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## HOME REPORT:

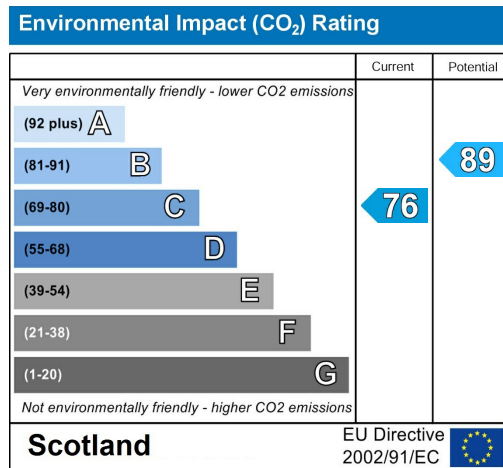
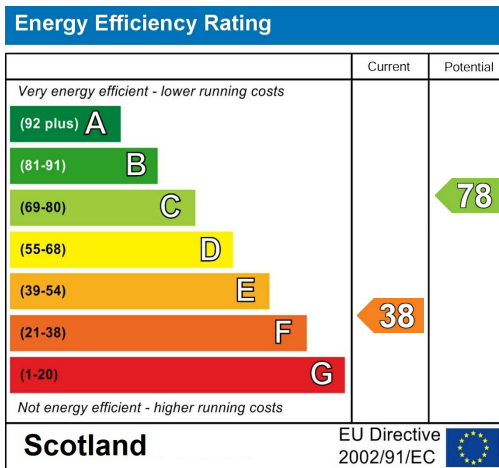
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

# Floorplan





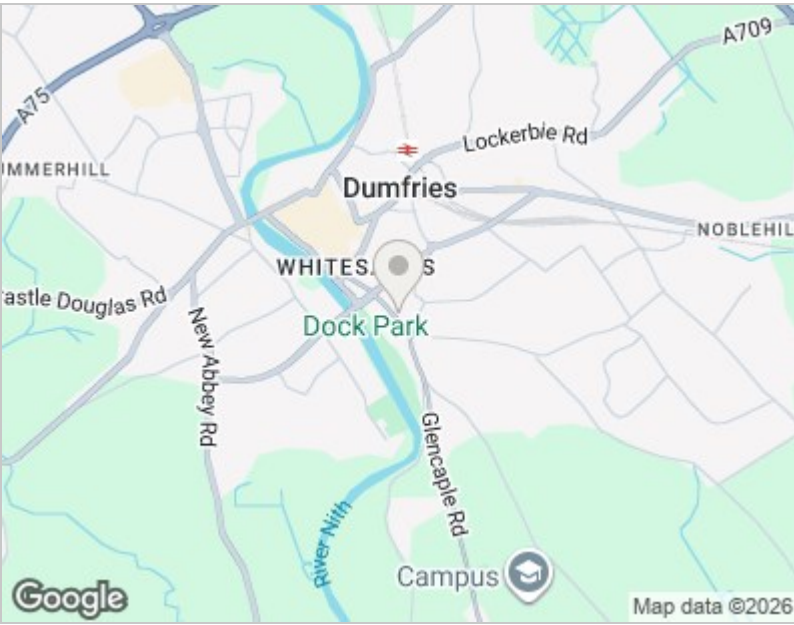
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Moat Brae, 101 George St, Dumfries, DG1 1EA  
Tel: 01387 245898 Email: [dumfries@hunters.com](mailto:dumfries@hunters.com)  
<https://www.hunters.com>

