



**38, Rae Street
Dumfries
DG1 1HX
Offers over £145,000**



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38, Rae Street, Dumfries, DG1 1HX

PROPERTY SUMMARY

Immaculately presented and recently refurbished, this spacious three-bedroom maisonette offers stylish accommodation over two floors in a traditional sandstone building.

The property comprises a lounge, kitchen, dining room, shower room, two double bedrooms, a single bedroom and a bathroom.

Ideally located close to Dumfries town centre, with excellent access to shops, amenities, schools and transport links, this is an ideal home for first-time buyers, professionals or investors.

EPC: C.

- *Recently Refurbished*
- *Modern and Tasteful Finishes Throughout*
- *Town Centre Location*
- *Spacious Accommodation*
- *Original Features*
- *Communal Garden*

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

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Property Description

This well presented maisonette is situated over the first and second floors of a traditional sandstone building. The property has been recently refurbished to a high standard throughout, offering tasteful, neutral and modern décor.

The property is accessed via a private front door, with its own stairwell leading to the first-floor accommodation, which comprises a lounge, kitchen, dining room and shower room. The second floor includes two double bedrooms, a single bedroom and a bathroom.

There is a shared garden to the rear of the property, which can be accessed directly via a private door from the flat.

Located in a prime town-centre location, the property is a short walk from Dumfries town centre, which offers a wide selection of popular restaurants, cafés and shops. The Ewart Library and Dumfries Academy are conveniently located only a street away, while excellent public transport links are also close by, including bus routes to DGRI and rail services to Carlisle and Glasgow.

Properties of this standard are rarely available, making this an ideal opportunity for first-time buyers, professionals or buy-to-let investors alike. Early viewing is highly recommended.

Hall

The property is accessed through a private front door, with stairs leading to the first-floor accommodation. The hall also provides access to a further private stairwell leading to the garden.



Lounge

15'5" x 13'1" (or thereby)

A large, bright and airy room which retains a number of attractive period features, including cornicing, alcoves and a ceiling rose. There is also a gas fire with brick surround and a large front-facing window.

Kitchen

14'9" x 10'2" (or thereby)

This modern, recently refurbished kitchen is beautifully presented and thoughtfully designed, featuring Shaker-style base and wall units, including a double-door corner pantry unit. Further features include a Belfast sink, Kenwood stove, space for white goods and a peninsula seating area.

Dining Room

10'2" x 9'10" (or thereby)

A well-proportioned, rear-facing room enjoying views over the garden. The room also benefits from a built-in storage cupboard.

Shower Room

7'10" x 5'6" (or thereby)

The modern shower room includes a large shower cubicle, WC, vanity unit with basin, heated towel rail and two built-in alcove storage units, providing useful additional storage.

Bedroom One

15'5" x 10'5" (or thereby)

A spacious double bedroom with a front-facing window.

Bedroom Two

13'1" x 9'10" (or thereby)

A second generous double bedroom, overlooking the rear garden.





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Bedroom Three

10'5" x 6'6" (or thereby)

A versatile single bedroom which could also be utilised as a home office or dressing room.

Bathroom

7'10" x 6'10" (or thereby)

The convenient second floor bathroom comprises a freestanding bath, vanity unit with basin and WC.

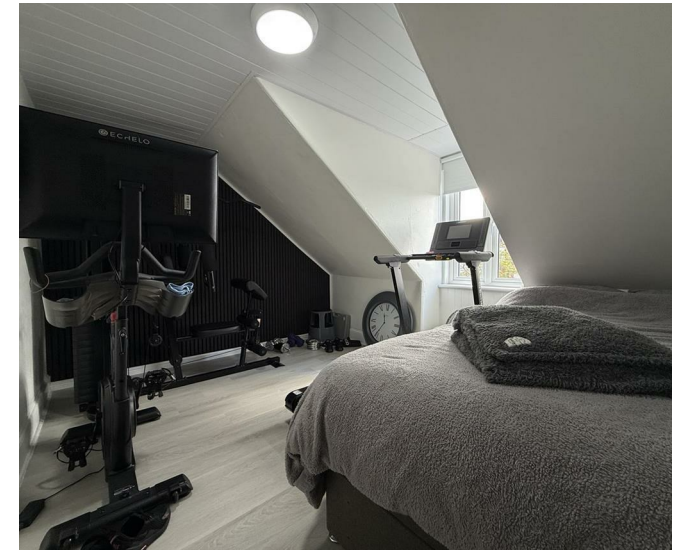
Outside

The property benefits from a well-maintained communal garden to the rear, which can be accessed directly from the property.

Viewing

By arrangement with the Selling Agents.





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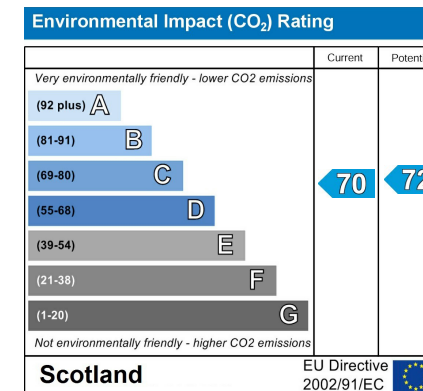
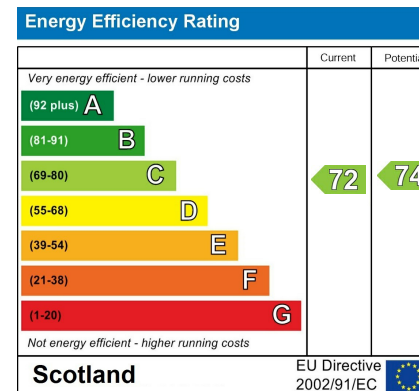


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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Maisonette	Freehold	C	C	C



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.





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