

29, Rae Street
Dumfries
DG1 1HY
Offers in the region of £80,000

www.JHSLAW.co.uk

01387 739000
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29, Rae Street, Dumfries, DG1 1HY

PROPERTY SUMMARY

This CHAIN-FREE first/second floor maisonette is in a convenient town centre location, providing easy access to many local amenities.

The property itself requires a degree of modernisation however it is filled with wonderful traditional features such as cornicing and the staircase.

The accommodation is over two floors and comprises a hall, living room, kitchen/diner, 3 bedrooms and bathroom.

There is also a communal garden to the rear of the property for residents to enjoy.

EPC = C

- ***CHAIN-FREE Upper Floor Maisonette***
- ***Three Double Bedrooms***
- ***Dumfries Town Centre Location***
- ***Requiring Refurbishment***
- ***Buy-To-Let/HMO Investment Opportunity***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

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Property Description

This CHAIN-FREE, self-contained maisonette is ideally positioned in a prime town-centre location. Situated on Rae Street, the home is just 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 public transport links are also close by, including bus routes to DGRI and rail services to Carlisle and Glasgow.

Requiring renovation, the property forms part of a traditional sandstone terraced building. Access is via a private front door leading to a staircase rising to the first floor. The accommodation on this level comprises a spacious lounge, kitchen/diner, bedroom, and bathroom. The second floor provides two further generously sized bedrooms.

The property benefits from double glazing and gas central heating.

This versatile property would appeal to a wide range of buyers, including professionals and HMO/buy-to-let investors.

EPC = C

Ground Floor Entrance

With stairs to First Floor level. Housing electrics.

First Floor Landing

With stairs to Second Floor level.

Living Room

13'9" x 13'5" or thereby
Located to the front of the property, the Living Room benefits from a recessed cupboard.





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Kitchen/Diner
12'5" x 11'5" or thereby
Featuring a gas fire with timber surround and hearth. With a built-in base unit and stainless steel sink and drainer. Housing boiler.

Bathroom
6'10" x 5'2" or thereby
Consisting of a bath with electric shower unit over, a free-standing wash hand basin and WC.

Bedroom One
12'5" x 9'10" or thereby
Located at First Floor level, Bedroom One is a generous double bedroom.

Bedroom Two
17'4" x 12'1" or thereby
Located at Second Floor level, Bedroom Two benefits from a built-in cupboard.

Bedroom Three
14'1" x 12'1" or thereby
A third double bedroom, featuring an open fireplace with decorative surround and slate hearth.

Outside
There is a fully-enclosed communal drying green to the rear of the properties.

EPC = C

Viewing Arrangements
Please contact JHS LAW on (01387) 739000 to arrange a viewing.





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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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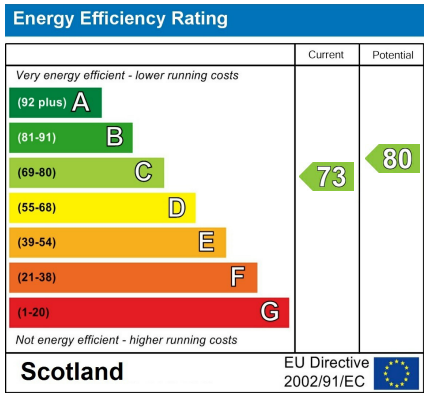
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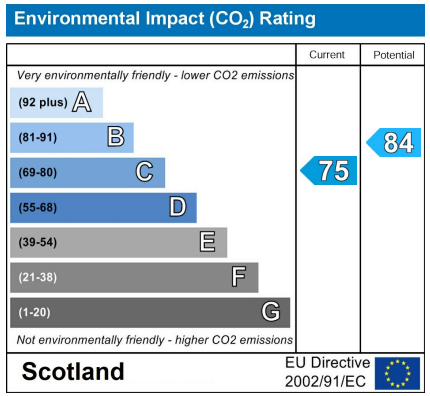
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Maisonette	Freehold	C	C	C





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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