



1 Larchfield Road, Dumfries, DG1 4HU

Offers over £120,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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This 3 bedroom end terraced house is located within the popular Larchfield area of Dumfries.

This 3 bedroom end terraced house is located within the popular Larchfield area of Dumfries. The property benefits from being on a corner plot with large garden, driveway and spacious living accommodation. There is a good bus link into Dumfries Town Centre, whilst being in walking distance to schools, restaurants and convenience stores. This property would make a great family or starter home.

ACCOMMODATION

Ground Floor: Entrance hallway including under stairs cupboard. Lounge. Kitchen. Bathroom

First Floor: Landing. 3 Bedrooms all with built in cupboards.

HALLWAY

Entered through PVC door into a 'L' shape hall giving access to all accommodation including large under stairs cupboard. Ceiling light. Central heating radiators. Fitted carpet.

LOUNGE (12'4" X 14'0" OR 3.7M X 4.2M)

Window to front fitted with blind and curtains. Gas flamed fire with tiled hearth and stone surround. Central heating radiator. Ceiling light. Laminate flooring.



KITCHEN (12'3" X 8'7" OR 3.7M X 2.6M)

Window to rear fitted with blind. A range of wall and base units with built in oven and gas hob with extractor above. Plumbing for washing machine and space for freestanding fridge freezer. Stainless steel sink and drainer with tile splash back. Storage cupboard housing water tank. Door to rear garden. Ceiling light.

LANDING

Window to front and side. Access to all bedrooms including loft hatch. Fitted carpet. Ceiling light.

BEDROOM 1 (9'5" X 14'2" OR 2.9M X 4.3M)

Large window to front fitted with blind and curtains. 3 built in storage cupboard allowing for space for freestanding furniture. Fitted carpets. Central heating radiator. Ceiling light.

BEDROOM 2 (8'4" X 13'3" OR 4.0M X 2.5M)

Window to rear fitted with blind and curtains. Built in cupboards with space for freestanding furniture. Central heating radiator. Ceiling light. Fitted carpet.



BEDROOM 3 (8'5" X 9'8" OR 2.6M X 3.0M)

Window to rear fitted with blind and curtains. 2 built in cupboards with space for freestanding furniture. Ceiling light. Fitted carpet. Central heating radiator.



BATHROOM 6'4" X 8'1" OR 1.9M X 2.4M)

Opaque window to side fitted with roller blind. White bathroom suite comprising of, W.C, wash hand basin and bath with electric shower above. Glass shower screen. Fully tiled wash area. Central heating radiator. Ceiling light. Tiled flooring.

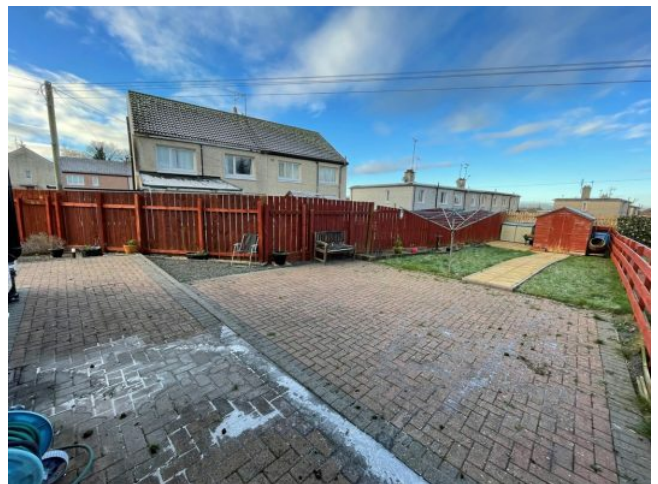


OUTSIDE

To the front of the property is paved driveway for several cars with a paved path leading down the side of the property to the main door. To the front is a lawn area with flower and shrub border. To the side of the property is a private decking area. To the rear of the property is a paved patio area with a path leading to the shed.

NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings and blinds are included in the sale.



HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band D. Council Tax B.

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



For Illustration Purpose Only. Not to Scale.



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