



25 Loganbarns Drive, Dumfries, DG1 4BT

Offers over £152,000



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Located in the popular Loganbarns area of Dumfries, this three bedroom semi detached property offers flexible accommodation in a quiet cul-de-sac. This property has a beautifully maintained sun-trap garden and generous off street parking. Primary schools and many other amenities are within walking distance as well as the town centre.

ACCOMMODATION

Entrance Hall, Sitting Room, Dining Room, Sun Room, Kitchen/ Living Area, W.C., 3 Bedrooms, Bathroom. Garage. Gardens to the rear, Driveway.

ENTRANCE HALL

Entered through PVC door with opaque glazed panels and side light. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

SITTING ROOM (9'9" X 13'2" OR 3.02M X 4.05M)

Window to the front with vertical blinds, curtain pole and curtains. Coving. Four wall lights. Television point. Electric wall mounted living flame fire. Central heating radiator with thermostat controls. Fitted carpet. Through opening into Dining Room.



DINING ROOM (8'2" X 11' OR 2.50M X 3.38M)

Patio doors into the Sun Room with vertical blinds, curtain pole and curtains. Ceiling light. Fitted display cabinet. Central heating radiator with thermostat controls. Fitted carpet.

SUN ROOM (7'2" X 6'2" OR 2.18M X 1.91M)

Patio doors to the rear with vertical blinds. Glazed roof. Fitted carpet.

KITCHEN (15'1" X 7'3" OR 4.62M X 2.23M)

Window to the rear. Opening into Living Area. Stainless steel spot lights. Fitted base and wall units. Eye level oven and grill. Washing machine. 1 1/2 bowl sink and drainer. Hob with extractor fan over. Tiled splashback areas. Fridge freezer. Central heating radiator. Tile effect flooring.

LIVING AREA (6'8" X 15'6" OR 2.08M X 4.77M)

Patio doors to the rear with vertical blinds. Windows to the sides and rear with vertical blinds. Track ceiling spot lights. Door to the front with glazed panels. Fitted display cabinet. Central heating radiator with thermostat controls. Television point. Shelved storage alcove with ceiling light. Fitted carpet.

DOWNSTAIRS W.C. (7'2" X 3'4" OR 2.20M X 1.02M)

Opaque glazed window to the rear. Inset ceiling spot lights. W.C. Wash hand basin set in fitted unit. Chrome ladder style central heating radiator with thermostat controls. Tile effect flooring.

From the Hall, carpeted staircase to the Landing.

LANDING

Window to the side with curtain pole and curtains. Access hatch to storage loft. Fitted carpet.



SHOWER ROOM (5'9" X 6'2" OR 1.81M X 1.91M)

Opaque glazed window to the rear with roller blind and curtain pole. Stainless steel spot lights. W.C. Wash hand basin set in fitted unit. Shower enclosure with electric shower. Respatex wall cladding. Chrome ladder style central heating radiator with thermostat controls. Tile effect flooring.



BEDROOM 1 (11'1" X 9'5" OR 3.38M X 2.91M)

Window to the rear with roller blind. Ceiling light. Airing cupboard housing hot water tank. Fitted wardrobes with drawer unit. Central heating radiator with thermostat controls. Telephone point. Fitted carpet.



BEDROOM 2 (13'3" X 9'5" OR 4.07M X 2.91M)

Window to the front with curtain pole and curtains. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 3 (7'3" X 10'2" OR 2.23M X 3.11M)

Window to the front with curtain pole and curtains. Ceiling light. Fitted drawer unit with shelves. Central heating radiator with thermostat controls. Fitted carpet.



GARAGE (20'5" X 8'5" OR 6.25M X 2.60M)

Full light and power. Window to the side. Door to the side. Up and over to the front. Chest freezer.

OUTSIDE

Block paved driveway to the front and side leading to Garage. Large, beautifully maintained rear garden with gravel and patio areas. Flower and shrub borders.

NOTES

This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings, window dressing and white goods are included in the sale. No guarantees will be given with any white goods included. Home Report available on www.onesurvey.org. EPC Band D. Council Tax Band D.

ENTRY

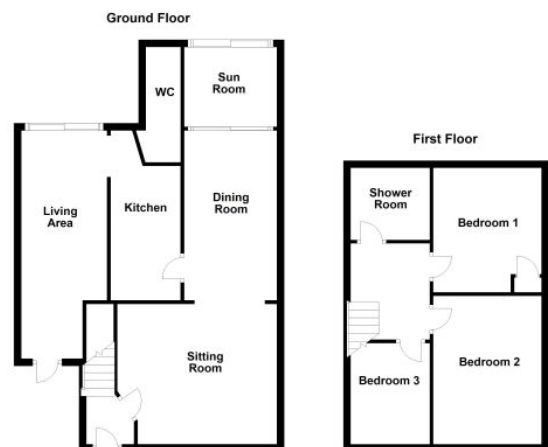
By negotiation.

VIEWINGS

Contact Sellers directly on 07956876604 or 07956876593 or Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving Dumfries on the Annan Road continue straight at the first mini roundabout and then take the second exit at the next roundabout onto Georgetown Road. Take the first left onto Loganbarns Road, then first left onto Loganbarns Drive. Continue on this road and bear left and number 25 is straight ahead.



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.





BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com