



3 Georgetown Road, Dumfries, DG1 4BN

Offers over £175,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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This beautiful three bedroom house has been tastefully decorated and is presented to the market in walk in condition.

This beautiful three bedroom house has been tastefully decorated and is presented to the market in walk in condition. This property offers a large dining kitchen, an easily maintained garden and off street parking for four cars. All amenities are within walking distance, and local public transport passes the doorstep. Viewing is highly recommended.

ACCOMMODATION

Entrance Vestibule, Hall, Sitting Room, Dining Kitchen, 3 Bedrooms, 2 Bathrooms. Garden to front and rear. Driveway.

VESTIBULE (2'6" X 7'1" OR 0.80M X 2.16M)

Entered through UPVC door with glazed panels. Coving. Ceiling light. Fuse box and meters. Wall mounted coat hooks. Tiled flooring.

HALL

Two ceiling lights. Coving. Shelved airing cupboard. Shelved storage cupboard. Central heating radiator with cover. Wooden effect flooring.

SITTING ROOM (12'6" X 11'9" OR 3.82M OR 3.63M)

Window to the front with horizontal blinds. Window to the side. Ceiling light. Coving. Television point. Central heating radiator with thermostat controls. Fitted carpet.



DINING KITCHEN (6.38M X 3.81M OR 20'9" X 12'5")

Windows to the sides and rear, both with blinds. UPVC door to the side. Inset ceiling spot lights and pendant ceiling light. Coving. Fitted base and wall units. Stainless steel 1 1/2 bowl sink and drainer. Tiled splashback. Fridge freezer, washing machine and dishwasher. Range cooker. Wine cooler. Central heating radiator with thermostat controls. Wooden effect flooring.



BEDROOM 2 (11'9" X 10'9" OR 3.64M X 3.34M)

Window to the rear with roller blind, curtain pole and curtains. Ceiling light. Fitted double wardrobe. Central heating radiator with thermostat controls. Fitted carpet.



BEDROOM 3 (12'11" X 10'5" OR 3.95M X 3.21M)

Window to the front with horizontal blinds, curtain pole and curtains. Coving. Ceiling light. Fitted double wardrobe. Central heating radiator with thermostat controls. Fitted carpet.

BATHROOM (6'5" X 5'9" OR 1.98M X 1.80M)

Opaque glazed window to the rear with roller blind. Inset ceiling spot lights. Chrome ladder style central heating radiator. W.C. Wash hand basin set in fitted vanity unit. Bath with shower over and shower screen. Respatex clad ceiling. Fully tiled walls and floor.

From the Hall, carpeted staircase to the Landing.

LANDING

Skylight to the rear. Ceiling light. Fitted carpet.



BEDROOM 1 (15'6" X 14'2" OR 4.76M X 4.33M)

Window to the front with roller blind. Inset ceiling spot lights. Central heating radiator with thermostat controls. Television point. Fitted carpet.

BATHROOM (11'5" X 5'8" OR 3.52M X 1.78M)

Velux window to the side. Inset ceiling spot lights. Loft hatch. Bath. W.C. Wash hand basin set in fitted vanity unit. Chrome ladder style central heating radiator. Shelves. Access into the eaves. Laminate flooring.

OUTSIDE

Lawn to the front. Block paved driveway to the side for four cars. Fully enclosed rear garden with lawn and patio areas. Garden shed.

NOTES

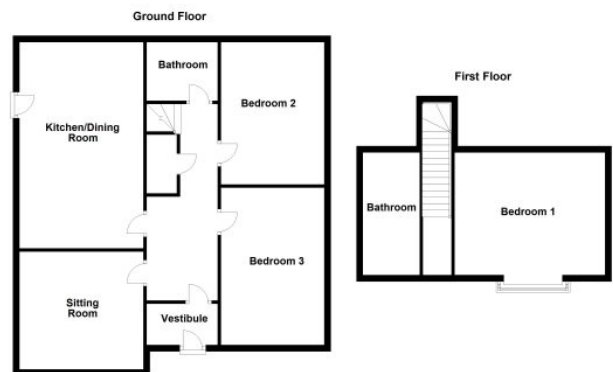
This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with any white goods included. Home Report available on www.onesurvey.org. EPC Band D.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

ENTRY

By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on 01387 257272.



DIRECTIONS

Leaving Dumfries town centre on Annan Road at the first roundabout follow the road to the left. At the second roundabout turn right onto Georgetown Road. Number 3 is on the left.

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.





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