42 Airds Drive, Dumfries, DG1 4EW

Offers over £150,000

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42 Airds Drive, Dumfries is an attractive two-bedroom semi detached villa situated in the popular residential area of Georgetown. The property benefits from a private driveway, garage and garden, along with a newly decorated kitchen and modern shower room.

Ideally located for a range of local amenities, including shops & schools as well as easy accessible public transport links and close to Dumfries town centre, this would make an excellent first-time buy, downsizing opportunity or investment property.

ENTRANCE VESTIBULE- 2.6 X 1.57M

Entering the property through a double front door. ceiling light, engineered wooden flooring, central heating radiator with thermostat, carpeted stairs to shower room & bedrooms, doors to living room & utility.

UTILITY- 1.85M X 1.55M

Ceiling light, window to side with vertical blinds, coat hooks, marble effect worktop, space for washing machine, tumble dryer.

LIVING ROOM- 4.49 M X 2.66

Ceiling light with shade, engineered wooden flooring, window to front with vertical blinds, curtain and pole. Feature gas fire with marble hearth, central heating radiator with thermostat.

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KITCHEN- 4.82M X 2.22M

LED ceiling spotlights, engineered wood flooring , window to rear with vertical blinds, wooden shaker style wall and base units with complimentary dark stone effect worktop, integrated oven, hob, extractor fan and fridge with stainless steel sink, drainer and mixer tap. Space for dining table, patio doors with curtains and pole exiting into garden.

LANDING- 1.83M X 0.96M

Ceiling light with shade, fitted carpet, window to side with roman roller blind, accessible handrails, doors to shower room & bedrooms.

SHOWER ROOM- 2.43M X 1.74M

LED ceiling spotlights, marble effect luxury vinyl plank flooring , wall tiles , window to rear with vertical blinds, walk in shower with glass screen, WC and wash hand basin, heated towel radiator, modern fitted vanity units with LED touch screen mirror.

BEDROOM 1- 3.47M X 2.94M

Ceiling light, fitted carpet, window to rear with curtains & pole. Central heating radiator with thermostat.

BEDROOM 2- 3.39M X 3.66

Ceiling light with shade, fitted carpet, window to front with curtains & pole. Central heating radiator with thermostat, two fitted wardrobes with shelving.

GARDEN

Patio steps leading into garden with accessible handrail, outside tap, outdoor garden shed, sun canopy, door leading into garage.

NOTES

Double Glazing

Partially floored loft housing boiler which has a 10 year warranty

Moveable Halo thermostat

Heat sensors, smoke alarms & carbon monoxide detectors

Gas central heating

Fridge freezer, washing machine & tumble dryer included in the sale.

Furniture may be included in the sale as separate negotiation.

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

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