



6 Oakfield Court, Dumfries, DG1 4XP

Offers over £155,000



Located in a extremely quiet position with no passing traffic and farmland to the side, this lovely two bedroom property is presented to the market in walk in condition.

Located in a extremely quiet position with no passing traffic and farmland to the side, this lovely two bedroom property is presented to the market in walk in condition. This property benefits from a beautiful sun trap garden to the front, side and rear and has ample off street parking. Viewing is highly recommended.

ACCOMMODATION

Entrance Porch, Sitting Room, Dining Room, Conservatory, Kitchen, 2 Bedrooms, Bathroom. Garage. Gardens. Driveway.

ENTRANCE PORCH (0.60M X 1.25M OR 1'9" X 4'1")

Opaque glazed door to the front with side light. Ceiling light. Tile effect flooring. Opaque glazed door with side light into the Hall.

HALL

Ceiling light. Two shelved storage cupboards, one housing fuse box and meters. Central heating radiator with thermostat controls. Fitted carpet.

SITTING ROOM (5.36M X 3.08M OR 17'6" X 10'1")

Window to the front with vertical blinds and curtain pole. Two ceiling lights. Central heating radiator with thermostat controls. Television point. Fitted carpet. Through opening into Dining Room.

DINING ROOM (3.24M X 2.21M OR 10'6" X 7'2")

Ceiling light. Central heating radiator with thermostat controls. Fitted carpet. Patio doors leading into the Conservatory.



CONSERVATORY (3.02M X 2.87M OR 9'9" X 9'4")

Windows to the sides and rear with vertical blinds. Patio door leading into the garden. Poly carbonate roof. Fitted carpet.

KITCHEN (3.24M X 2.67M OR 10'6" X 8'7")

Window to the rear with roller blind. External door to the side. Ceiling strip light. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Gas hob with stainless steel extractor hood over. Eye level oven and grill. Washing machine. Integrated fridge and freezer. Built in cupboard housing central heating boiler. Tile effect flooring.

BEDROOM 1 (2.66M X 3.27M OR 8'7" X 10'9")

Window to the rear with curtains. Ceiling light. Central heating radiator with thermostat controls. Fitted wardrobes, dresser and bedside units. Built in wardrobe with hanging rail and shelves. Fitted carpet.

BEDROOM 2 (2.67M X 2.41M OR 8'7" X 7'9")

Window to the front with vertical blinds and curtains. Ceiling light. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail and shelves. Fitted carpet.

BATHROOM (1.85M X 2.23M OR 6' X 7'4")

Opaque glazed window to the rear. Inset ceiling spot lights. Extractor fan. W.C. and wash hand basin set in fitted vanity unit. Shower enclosure. Stainless steel ladder style central heating radiator. Central heating radiator with thermostat controls. Respatex wall cladding. Tile effect flooring.



GARAGE (2.91M X 6.76M OR 9'5" X 22'2")

Up and over door to the front. Window to the side. Full light and power. Tumble dryer.

OUTSIDE

Beautifully maintained gardens to the front side and rear, including a variety of colourful shrubs, flowers and fruit trees as well as a lawn and patio areas. Garden shed. The rear garden is fully enclosed.

NOTES

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

ENTRY

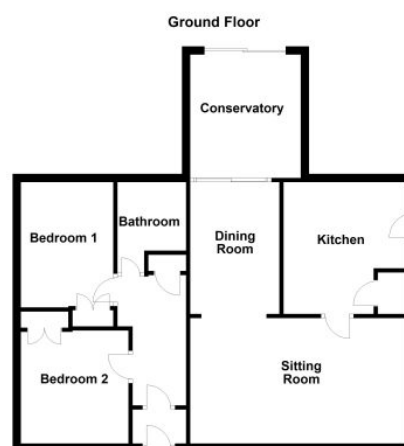
By negotiation.

VIEWINGS

Please contact 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. At the next roundabout turn left onto Oakfield Brae and follow the road as it becomes Oakfield Drive, follow to the end and turn right onto Oakfield Court. Follow the road round to the left and number 6 is the last property on the right.



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