



74 Barnton Road, Dumfries, DG1 4HN

Offers over £105,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Ideally located for all local amenities, this two bedroom semi-detached house has great potential and has been extremely well maintained.

Ideally located for all local amenities, this two bedroom semi-detached house has great potential and has been extremely well maintained. The property has a primary and secondary school, convenience store and library just a short walk away as well as being close by to the centre of Dumfries. This property benefits from bright and spacious living accommodation, a large rear garden and ample off street parking.

ACCOMMODATION

Entrance Hall, Sitting Room, Dining Kitchen, Storage Room, 2 Bedrooms, Bathroom. Garage. Garden to the front and rear.

ENTRANCE HALL

Entered through door with opaque glazed panels and matching side light with vertical blinds. Ceiling light. Central heating radiator. Telephone point. Central heating thermostat. Under stair storage cupboard. Fitted carpet.

SITTING ROOM (10'2" X 14'10" OR 3.09M X 4.29M)

Window to the front with vertical blinds and curtains. Ceiling light. Television point. Telephone point. Central heating radiator. Electric fire. Fitted carpet. Through opening with sliding doors to the Dining Kitchen.



DINING KITCHEN (16'1" X 7'4" OR 4.92M X 2.25M)

Two windows to the rear with vertical blinds and curtains. Door with opaque glazed panels to the rear. Pendant ceiling light and strip ceiling light. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Washing machine. Fridge. Slot in cooker. Central heating radiator. Tile effect flooring.

STORAGE ROOM (5'6" X 6'8" OR 1.6M X 2M)

Window to the side. Ceiling light. Central heating boiler. Shelving. Fitted carpet.

Carpeted staircase to the Landing.

LANDING

Window to the side with curtains. Ceiling light. Access hatch to the loft with fitted Ramsay ladder and ceiling light. Fitted carpet.

BEDROOM 1 (13' X 10'9" OR 3.96M X 3.27M)

Window to the front with vertical blinds and curtains. Ceiling light. Shelved airing cupboard housing hot water tank. Large storage cupboard above staircase. Fitted carpet.

BEDROOM 2 (11'9" X 9'10" OR 3.60M X 3.01M)

Window to the rear with vertical blinds and curtains. Ceiling light. Central heating radiator. Fitted carpet.

BATHROOM (8'5" X 6'0" OR 2.56M X 1.85M)

Opaque glazed window to the rear with roller blind. Ceiling light. Bath with electric shower over and shower curtain. Tiled splashback. W.C. Wash basin. Wall mounted shelved cabinet with mirrored doors. Central heating radiator. Fitted carpet.



GARAGE

Up and over door.

OUTSIDE

Gravel garden to the front with flower borders. Driveway to the side with ample parking for several cars. Lawn to the rear with patio area and established herbaceous borders. Hedge bordering playing fields. Garden shed.

NOTES

This property has an ample supply of power points, full double glazing and full gas central heating. All fixed floor coverings, window dressings and whites 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 C. Council Tax Band C.

ENTRY

Negotiable.

VIEWING

Contact Braidwoods Solicitors on (01387) 257272

DIRECTIONS

Heading on the Whitesands towards Dock Head, take a left onto the A756. Continue straight at the traffic lights and the third exit at the roundabout. Take the third right onto Eastfield Road and continue to follow the road as it becomes Kellwood Road. Turn right onto Barnton Road and number 74 is on the right.



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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