



22 Portland Drive, Dumfries, DG2 9BS

Offers over £115,000

  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
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This spacious end terraced property offers three double bedrooms and a great amount of outdoor space. This property is a great family house and is in a great location close to the town centre. Portland Drive has access to bus route on its doorstep as well as being within walking distance of a supermarket, primary school and all amenities located within the town centre.

### ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, Wet Room, 3 Bedrooms, 1 En Suite, Gardens to front and rear.

### ENTRANCE HALL

Entered through composite door with glazed panels. Coving. Ceiling light. Central heating radiator. Wall mounted coat hooks. Large under stair storage cupboard. Fitted carpet.

### SITTING ROOM (3.35M X 4.71M OR 10'9" X 15'4")

Window to the front and rear with vertical blinds, curtain pole and curtains. Coving. Decorative ceiling light with rose. Central heating radiator with thermostat controls. Electric fire set on marble surround with wooden mantle. Television point. Fitted carpet.

### KITCHEN (2.59M X 3.05M OR 8'5" X 10')

Window to the rear with roller blind and curtains. Composite door leading to the rear garden. Ceiling spot lights. Fitted base and wall units. Washing machine. Gas cooker. Fridge freezer. Central heating radiator with thermostat controls. Tile effect flooring.



### WET ROOM (1.31M X 2.80M OR 4'3" X 9'2")

Opaque glazed window to the rear with roller blind and curtains. Coving. Ceiling light. Respatex wall cladding. W.C. Wash hand basin. Bristan Joy electric shower. Central heating radiator with thermostat controls. Wet room floor.

From the Entrance Hall carpeted staircase with window with vertical blinds to the front leading to the Landing.



### LANDING

Ceiling light. Coving. Access hatch to storage loft. Built in shelved airing cupboard housing hot water tank. Fitted carpet.

### BEDROOM 1 (4.73M X 3.36M OR 15'5" X 11')

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



### BEDROOM 2 (3.12M X 3.53M OR 10'2" X 11'6")

Window to the front with vertical blinds, curtains. Ceiling spot lights. Central heating radiator with thermostat controls. Built in shelved storage cupboard. Fitted carpet.

### BEDROOM 3 (3.88M X 2.21M OR 12'7" X 7'2" INTO ALCOVE)

Window to the rear with vertical blinds, curtain pole and curtains. Decorative ceiling light. Alcove with built in units. Central heating radiator with thermostat controls. Television point. Fitted carpet.



### EN SUITE (1.07M X 2.22M OR 3'5" X 7'2")

Inset ceiling lights. W.C. Wash hand basin. Shower enclosure with 'Creda' shower. Xpelair. Tiled splashback areas. Fitted carpet.

## OUTSIDE

Gravel garden to the front. Full enclosed rear garden with gravel, patio and flower bed 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 are given with the white goods included. Home Report available. EPC Band D. Council Tax Band B.

## ENTRY

By negotiation.

## VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

## DIRECTIONS

Leaving Dumfries town centre on Glasgow Street at the first roundabout turn left and then turn immediately left onto Portland Drive. Number 22 is 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.





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