



48 New Abbey Road, Dumfries, DG2 7NA

Offers over £180,000



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 SOLICITORS & ESTATE AGENTS

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Set on New Abbey Road, this home benefits from a prime Dumfries location-just a short walk from the town centre, shops, cafes, schools, and beautiful riverside walks. It also provides easy access to the surrounding countryside and scenic routes towards the Solway Coast and beyond.

CHARMING DETACHED SANDSTONE VILLA IN DUMFRIES

This charming sandstone house offers generous living space and desirable location, ideal for families, retirees, or anyone seeking a property full of character. This property consists of 3 bedrooms, living room, dining room, kitchen, conservatory, 2 bathrooms, generous sized back garden with outbuilding/utility space, garage, garden shed and off road parking.

HALLWAY – 2.83M X 1.35M

A welcoming entrance awaits through the timber front door, opening into the hallway with fitted carpets, detailed coving and a wooden feature wall. The hallway provides direct access to the sitting room, dining room, downstairs bedroom, and carpeted stairs leading to the upper floor. Additional features include a radiator, fuse box, thermostat and a stair lift.

LIVING ROOM – 3.53M X 4.87M

A spacious reception room with a large front-facing window that fills the space with natural light. Traditional features include decorative coving, a grand gas fireplace with marble surround, fitted cupboard, radiator and fitted carpets.



BEDROOM 1 – 1.60M X 4.14M (AT WIDEST POINT)

Ideal as a guest room, this cosy ground-floor bedroom enjoys a rear-facing opaque window, wall-to-wall built-in wooden wardrobes, fitted carpet, radiator, blinds and curtain pole. It also benefits from a private en-suite shower room.

EN-SUITE – 1.37M X 1.82M

Finished with marble-effect wall panelling in the shower, there is also a W/C and sink. Additional features include laminate flooring, towel rail and two storage cupboards.

DINING ROOM – 3.46M X 3.52M

Perfect for entertaining, the formal dining room offers a lovely space with a large front window, traditional gas fire with marble and timber surround, fitted cupboard, carpet, coving, blinds and curtain pole.

KITCHEN – 3.66M X 2.13M

This practical and well-laid-out kitchen includes a cream worktop with wood-effect cupboards, tiled splashback, electric hob and oven, stainless steel sink with drainer and space for a washing machine and fridge. A large rear window allows for plenty of natural light and offers pleasant views of the garden.



CONSERVATORY – 3.71M X 2.80M

A bright and relaxing space overlooking the rear garden. Features include fitted carpet, blinds, a radiator with thermostat, wall lighting, and two tiled steps leading directly into the kitchen.

LANDING – 2.72M X 0.67M

The upper landing is filled with light due to the skylight window. It features a fitted carpet, wooden banister, ceiling light, provides access to two bedrooms, the upstairs W/C and the attic hatch.

MASTER BEDROOM – 3.57M X 3.82M

A spacious double bedroom, complete with a large front-facing window, fitted carpet, radiator, built-in storage cupboard, blinds and curtain pole.

BEDROOM 3 – 3.49M X 3.79M

Another generously sized double bedroom, also featuring a front-facing window, fitted carpet, radiator, blinds and curtain pole.

UPSTAIRS W/C – 2.69M X 0.70M

Conveniently positioned on the first floor, this W/C includes a sink with built-in storage, electric radiator, part-tiled wall, ceiling light and a skylight window, bringing in plenty of natural light.



OUTSIDE SPACE

To the rear of the property is a fully enclosed garden featuring an outbuilding / utility with electricity, garage and a garden shed. This versatile outdoor space is perfect for families, pets or entertaining guests. Easily accessible from the conservatory, it offers excellent potential for landscaping, gardening, or simply relaxing outdoors. Off-road parking is also available at the rear of the property.

At the front there is a gravelled garden area framed by colourful trees and mature shrubs, while providing extra privacy to the lower windows.

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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