



28 Ashton Drive, Dumfries, DG2 0HE

Offers over £85,000

2 1 1

Two bedroom mid terrace property tucked away in the well-established community of Lochside.

This two bed property offers comfortable living spaces and great potential. Features including off road parking and a private rear garden. Located close to local shops, schools, and amenities, with a regular bus service providing easy access into Dumfries town centre. This property presents a wonderful opportunity for first-time buyers, young families or those looking to downsize.

ENTRANCE HALL – 2.00M X 1.18M

A welcoming entrance via a UPVC door with side opaque window. The hallway features fitted carpet, ceiling light, a large under-stair cupboard housing the electric meter and fuse box and a staircase leading to the upper floor. Access to the living room is through a timber and glass door.



LIVING ROOM – 5.86M X 2.67M

A spacious and light-filled room with windows to both the front and rear, fitted carpet, coving, and twin ceiling lights. The focal point is an electric fire set within a decorative marble-effect surround with wooden mantle. Includes blinds, curtain pole, and radiator with thermostat.



KITCHEN – 3.04M X 2.14M

Fitted with wooden cupboards, tiled splashback, and acrylic sink with double drainer. Appliances include an oven, washing machine, fridge and extractor fan. There is laminate flooring, ceiling light, storage cupboard housing the boiler. Window and opaque rear door lead directly to the garden.



UPSTAIRS LANDING – 1.85M X 0.72M

Carpeted landing area with ceiling light, attic hatch, and access to both bedrooms, the bathroom, and a storage cupboard.

BEDROOM 1 (MAIN) – 4.52M X 2.26M

A generous double bedroom with fitted carpet, window to the front, large triple-door wardrobe and two additional storage cupboards. Includes a ceiling light, radiator with thermostat and curtain pole.



BEDROOM 2 – 3.71M X 2.43M

Another good-sized bedroom with fitted carpet, window to the rear, ceiling light and curtain pole.



BATHROOM – 1.79M X 1.72M

Features a three-piece suite in pink with WC, wash hand basin and bath. Electric Mira shower with curtain rail, mirrored cabinet, towel holder, radiator, ceiling light and large opaque rear window. Vinyl flooring throughout.

OUTSIDE

To the front, the property benefits from a private gated driveway providing off-street parking and a small lawn area.

To the rear, there is a low-maintenance enclosed garden with paved patio, lawn area, and a timber shed — ideal for children and pets. The garden is fully enclosed by fencing and walls for added privacy and security.



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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