



43 Ashfield Drive, Dumfries, DG2 9BP

Offers over £120,000

 3  1  1


BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

A spacious three bedroom semi-detached home offering excellent family accommodation in a popular residential area of Dumfries. The property features bright and well proportioned living spaces, a modern kitchen a generous front and rear garden along with a private driveway.

This property is conveniently located close to local shops, schools and amenities with the Dumfries Ice bowl and leisure facilities just a short distance away. This is ideal for families or first time buyers.

ENTRANCE HALLWAY- 6.71M X 2.19M

Ceiling light, fitted carpet, central heating radiator with thermostat, door to living room, doorway to kitchen. Stairs leading up to bedrooms 1-3 & shower room.

LIVING ROOM- 4.88M X 3.38M

Two ceiling lights, fitted carpet, window to front. Central heating radiator with thermostat, multifuel burner with stone hearth. Open plan to dining room.

DINING ROOM- 2.93M X 2.31M

Ceiling light with shade, fitted carpet, window to rear with wooden blinds, doorway leading into kitchen.

KITCHEN- 3.52M X 2.96M

Ceiling light, vinyl tile effect flooring, window to rear with horizontal blinds, white wall and base units with dark stone effect worktop. Stainless steel sink with mixer tap, integrated oven, hob & dishwasher. Space for washing machine & fridge freezer.



BACK VESTIBULE- 0.86M X 1.52M

Ceiling light, vinyl flooring, understairs storage cupboard, door to garden.

UPSTAIRS LANDING- 4.56M X 2.15M

Ceiling light, fitted carpet, window to side with wooden blind, central heating radiator with thermostat.

BEDROOM 1 – 3.74M X 2.84M

Ceiling light with shade, fitted carpet, window to front with wooden blind, central heating radiator with thermostat, integrated storage cupboard with shelving.

BEDROOM 2- 3.67M X 4.41M

Ceiling light, fitted carpet, two windows to front with wooden blinds, central heating radiator with thermostat, integrated storage cupboard with shelving.

BEDROOM 3- 3.83M X 3.35M

Ceiling light with shade, fitted carpet, window to rear, central heating radiator with thermostat, integrated storage cupboard with additional shelving.

SHOWER ROOM- 1.56M X 1.75M

Ceiling light, vinyl flooring, window to rear with wooden blinds, stone effect wall tiles, WC & wash hand basin, walk in shower with glass screen, heated towel radiator.



GARDEN

Fenced garden with patio, gravel and lawn area. Drying green, garden shed & outdoor tap.

NOTES

Gas central heating

Double Glazing

Private Driveway

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