



37 Airds Drive, Dumfries, DG1 4EW

Offers over £165,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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A well proportioned three bedroom semi detached house located in a quiet residential area of Dumfries. This property offers bright living space and generously sized bedrooms. A practical layout makes the property ideal for families or first time buyers.

This property benefits from a shared driveway leading to a garage, providing convenient off street parking and additional storage.

ENTRANCE VESTIBULE- 2.17M X 1.47M

Composite front door with decorative glass pane and sidelight. Ceiling light with shade, coat hooks, fitted carpet, access to stairs and door leading to living room.

LIVING ROOM- 4.69M X 3.62M

Large window to front with vertical blinds, curtain & curtain pole. Ceiling light with shade, fitted carpet, central heating radiator with thermostat, gas fire with wooden mantelpiece and marble effect hearth, storage cupboard housing electricity meter. Opening to dining area.

DINING AREA- 3.38M X 2.47M

Ceiling light, window to rear with vertical blinds, curtains & curtain pole. Fitted carpet, central heating radiator with thermostat, door leading to kitchen.

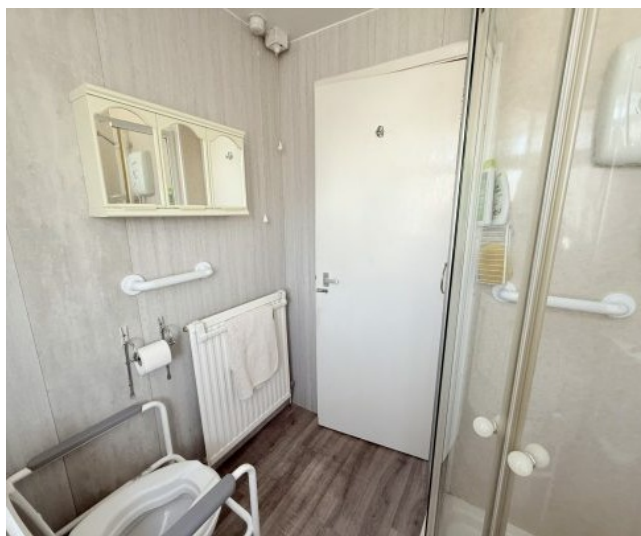
KITCHEN- 3.37M X 2.25M

Ceiling light, vinyl flooring, white ceramic wall tile, cream wall & base units with integrated dark stone effect worktop, fitted fridge, freezer & dishwasher. Stainless steel sink with drainer, window to side with vertical blinds, LED spotlights, composite back door with decorative glass pane and window panel.



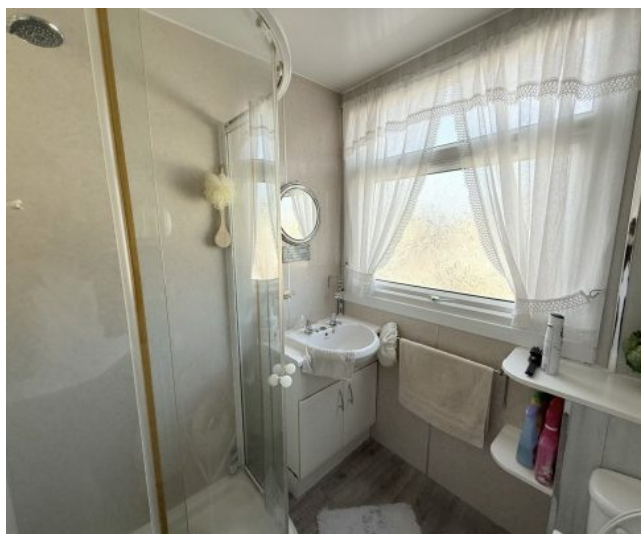
LANDING- 2.21M X 1.87M

Ceiling light with shade, window to side with curtains & curtain pole, fitted carpet, integrated storage cupboard with shelving, door leading to bathroom & 3 bedrooms. Loft hatch.



BATHROOM- 1.42M X 1.85M

Ceiling light, Vinyl flooring, central heating radiator with thermostat, accessible handrails, fitted vanity mirror, WC & wash hand basin, walk in shower with glass screen and overhead shower, window to rear.



BEDROOM 1- 3.49M X 2.95M

Ceiling light with shade, window to rear with curtains & curtain pole, fitted carpet, central heating radiator with thermostat, integrated storage cupboard with shelving.

BEDROOM 2- 2.53M X 4.32M

Ceiling light with shade, window to front with vertical blinds, curtains & curtain pole, fitted wooden wardrobes with shelving & fitted vanity unit.



BEDROOM 3- 3.26M X 2.29M

Ceiling light with shade, fitted carpet, window to front with vertical blinds, central heating radiator with thermostat, fitted wardrobe, integrated storage cupboard with shelving.

GARDEN

Patio and lawn area with drying green, sun canopy, outdoor tap & greenhouse. Access to the property's garage through a side path.

Patio area at front of the property.

NOTES

Gas central heating

UPVC windows

Council tax band C

Furniture can be included by negotiation.

Shared driveway

Gas fire sealed off in living room but can be reopened.



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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