



31 Larchfield Road, Dumfries, DG1 4HT

Offers over £98,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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An attractive 3-bedroom property for sale based in the Larchfield area of Dumfries. This property offers spacious accommodation, a private driveway and a well-maintained garden.

31 Larchfield would be ideal for families, first time buyers or investors. Early viewing is recommended.

ENTRANCE HALLWAY- 5.35M X 1.96M

Ceiling light with shade, wood effect flooring, window to front with curtain & pole, electric storage heater. Integrated storage cupboard under stairs with shelving. Doors to bathroom & living room.

UPPER LANDING- 3.18M X 0.90M

Carpeted stairs, doors to bedrooms 1, 2 & 3.

BEDROOM 1- 4.45M X 3.98M

Ceiling light with shade, fitted carpet, large window to front with vertical blinds, curtains & pole, electric storage heater, three storage cupboards with substantial space and shelving.

BEDROOM 2- 4.13M X 2.59M

Ceiling light with shade, fitted carpet, window to rear with vertical blinds, curtains & pole, electric storage heater

BEDROOM 3- 2.59M X 3.36M

Ceiling light with shade, fitted carpet, window to rear with vertical blinds, curtains & pole, electric storage heater, integrated wardrobe with shelving. Integrated wardrobe with additional shelving.



BATHROOM- 1.69M X 1.93

Ceiling light with shade, tiled flooring, window to rear with blinds, WC and wash hand basin, bath with overhead shower and glass screen, fitted mirrored vanity cabinet.

LIVING ROOM- 4.93M X 3.39M

Ceiling light, wood effect flooring, window to front with vertical blinds, curtain & pole. Electric fire with marble effect hearth and wooden mantle. Door leading through to kitchen.

KITCHEN- 2.67M X 2.68M

Ceiling light, wood effect flooring, window to rear with roller blind, wood effect wall and base units with complimentary dark stone worktop. Stainless steel sink with drainer & mixer taps, integrated oven with hob & extractor fan.

REAR VESTIBULE- 2.12M X 0.84M

Ceiling light with shade, tiled flooring integrated storage cupboard with shelving, door exiting into garden with curtain.

GARDEN

Large, enclosed lawn and gravel area. Two garden sheds, outdoor tap, drying green, shrubs.



NOTES

Driveway

Large garden

On Street Parking available

Solar Panels

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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