



7 Georgetown Drive, Dumfries, DG1 4EH

Offers over £165,000

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A charming two-bedroom semi-detached house situated in a quiet residential area of Dumfries. The property benefits from a private garden, driveway & garage.

This property is conveniently located close to local schools, shops and other amenities.

ENTRANCE HALLWAY- 3.65M X 1.94M

Ceiling light with shade, fitted carpet, window to front with curtains & pole. Central heating radiator with thermostat, carpeted stairs leading to landing with ceiling light & shade. Two additional storage cupboards with ample storage. Doors to bathroom, living room & dining room/study.

BATHROOM- 2.46M X 2.23M

Two wall lights, fitted carpet, window to front with roller blind, WC and wash hand basin, bath with overhead shower, marble effect splashback tiles, extractor fan, accessible handrail, central heating radiator with thermostat.

LIVING ROOM- 4.57M X 4.16M

Fitted carpet, large bay window to front with curtains & pole. Gas fire with stone hearth and wooden mantle, fitted shelving. Door to kitchen/ dining room.

KITCHEN- 4.69M X 2.52M

Two ceiling lights, fitted carpet, window to rear with roller blind, emerald green splashback tiles, wooden wall and base units with light stone effect worktop. Integrated oven & hob, composite sink with mixer & drainer tap, space for washing machine, tumble dryer & undercounter fridge/ freezer.



STUDY/DINING ROOM- 3.87M X 2.47M

Ceiling light, fitted carpet, window to rear with curtain & pole, central heating radiator with thermostat.

BEDROOM 1- 2.67M X 2.79M

Ceiling light with shade, fitted carpet, window to front with curtains & pole. Storage cupboard with shelving, fitted storage wall shelf, central heating radiator with thermostat.

BEDROOM 2- 4.57M X 4.15M

Ceiling light with shade, fitted carpet, window to front with curtains & pole, Velux, central heating radiator with thermostat, storage cupboard with additional shelving.

GARDEN

Private enclosed garden with lawn & gravel area. Outdoor storage shed with ample storage, drying green, outdoor tap, integrated garage with additional storage.



NOTES

Double glazing

Gas central heating

Driveway

Accessibility hand rails leading up to the property.

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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