



Parkview, 56 Edinburgh Road, Dumfries, DG1 1JU

Offers over £170,000



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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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

www.braidwoods.com

Parkview is nestled down a quiet lane just off Edinburgh Road offering flexible accommodation within large grounds.

This detached villa is located within walking distance of Dumfries town centre and with links to public transport and Dumfries bypass the property is perfectly located. Close to Dumfries and County Golf Course and health club. The property provides all the benefits of town living but with a peaceful location. With both Primary and Secondary Schools nearby the property would make a perfect family home.

ENTRANCE – 1.52M X 2.83M

UPVC front door, fitted carpet, radiator, stairs to bedroom, door to shower room, light fitting

SHOWER ROOM – 3.24M X 1.07M

Fitted carpet, shower cubicle, white WC and wash hand basin, opaque window, radiator, understairs storage cupboard, light fitting



LIVING ROOM – 4.86M X 3.67M

Fitted carpet, double glazed window to the front of the property, gas fire with fire place, two radiators, light fitting, door into the kitchen



KITCHEN – 3.10M X 4.42M

Fitted carpet and laminate, ample work surfaces, floor units, space for washing machine and tumble dryer, tiled splash back, strip light, double glazed window to the front of the property, radiator



DINING ROOM – 3.68M X 3.61M

Fitted carpet, radiator, light fitting, double glazed window to the front of the property

LANDING – 1.52M X 4.12M

Hatch for access to eaves, fitted carpet continuing from stairs, double glazed window to the front of the property, light fitting



BEDROOM 1 – 3.29M X 3.69M

Fitted carpet, built in wardrobe with hanging and shelf space, light fitting, double glazed window to front of property, radiator

BEDROOM 2 – 4.08M X 3.71M

Fitted carpet, light fitting, radiator, double glazed window to front of the property

OUTSIDE

Gated and walled garden with large driveway, double garage and mature trees.

NOTES

The property is heated by gas.



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

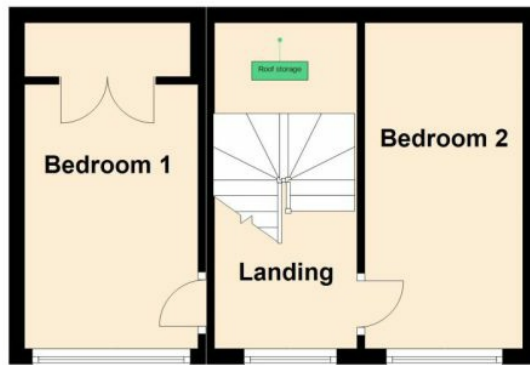
installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



Ground Floor



First Floor





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