



48 Golf Avenue, Dumfries, DG2 9EW

Offers over £125,000



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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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Attractive three bedroom semi detached property on corner plot with large driveway, Garage, Private Garden and Sun Room.

The property offers spacious living accommodation with Sun Room allowing easy access to the enclosed back garden. The property has amazing views looking across the Golf Course. Golf Avenue is walking distance to Dumfries Town Centre where access to local amenities, Primary and Secondary Schools and a choice of Local Restaurants and Bars. The property is on a local bus route and offers easy commute to Dual Carriageways. The property would be perfect for a growing family or a professional person.

The Property consists of Entrance Hall, Living room, Toilet, Kitchen, Sun Room staircase to landing 3 bedrooms and wet room. Double drive, single garage with front and private back garden.

#### ENTRANCE

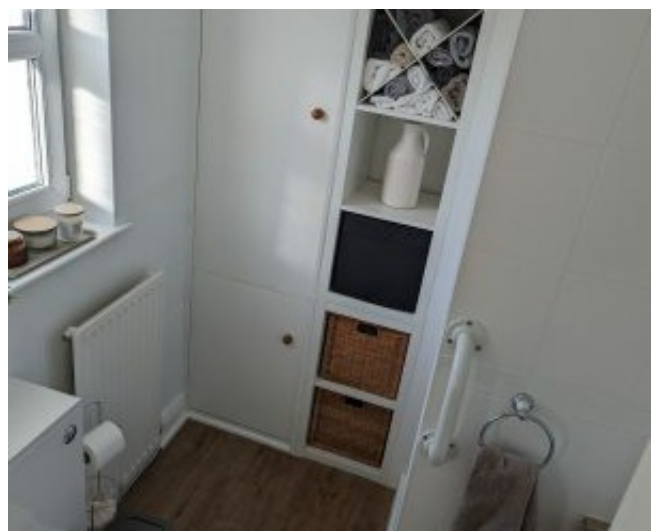
UPVC front door, wood effect vinyl flooring, spot lights, staircase with fitted carpet

#### TOILET – 1.77M (WIDEST)

WC, Wash Hand Basin with built in vanity unit, fitted storage housing the fuse box, spot lights, radiator, double glazed opaque window.

#### LIVING ROOM – 3.66M X 5.44M

Wood effect vinyl flooring, spot lighting, feature gas fire, radiator, double glazed window to front of the property, patio doors leading out to the slabbed patio area.



### KITCHEN – 3.87M X 4.22M

Wall and base units, ample worksurfaces, vinyl flooring, undercounter space for fridge, freezer, tumble dryer, washing machines and electric cooker, tiled splash back, double glazed window to back of the property and looking into the sun room.



### SUN ROOM

Double Glazing, laminate flooring, electricity supply back door leading out to private lawn area of the back garden.

### LANDING

Airing cupboard housing the boiler, spot lighting, double glazed window, fitted carpet.

### MASTER BEDROOM – 2.92M X 3.88M

Fitted carpet, walk in storage space, double fitted wardrobe with mirrors, radiator, light fitting, double glazed window looking over the Golf Course.



### WET ROOM – 1.95M X 1.65M

WC, wash hand basin, opaque double glazed window, new electric shower, heated towel rail, spot lighting, tiled and respatex splash back, fitted mirror.



### BEDROOM 2 – 2.47M X 2.74M

Laminate flooring, double glazed window looking out to back garden, radiator, storage cupboard, light fitting

### BEDROOM 3 – 3.36M X 2.83M

Laminate flooring, double glazed window looking out over the Golf Course, light fitting, radiator, attic hatch with loft ladder.

### OUTSIDE

Tarmac double driveway leading to single garage with own power supply, small low maintenance lawn with seasonal flowers, secure gate entrance to back garden

### 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.





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