



2 Drumsleet Avenue, Cargenbridge, Dumfries, DG2 8LH

Offers over £225,000



We are delighted to welcome to the market a rarely available 3 bedroom linked villa in much sought after location offering spacious living accommodation with ample storage throughout, off street parking and interlinked garage.

Sitting on a corner plot and surrounded by gardens the property is within walking distance of a Primary School and local shop and only a 10 minute drive to Dumfries.

The property comprises of open plan living room / dining room, kitchen with utility, downstairs W.C, 3 bedrooms and shower room.

#### ENTRANCE HALL – 4.58M X 1.45M

UPVC front door with opaque glass inserts, fitted carpet, spot lights, radiator, large under stair cupboard.

#### DOWNSTAIRS W.C. – 1.18M X 1.67M

Small opaque window, W.C., wash hand basin with fitted vanity unit, wall mounted mirror, radiator, vinyl flooring, light fitting.

#### OPEN PLAN LIVING ROOM/DINING ROOM

##### LIVING ROOM – 3.45M X 4.71M

Large window to front, fitted carpet, wall and ceiling light fittings, radiator, decorative hearth and fire surround with electric fire, archway leading into the dining room.

##### DINING ROOM – 3.46M X 3.60M

Large window looking out onto the back garden, fitted carpet, light fitting, radiator, door leading to the kitchen.



### KITCHEN – 2.67M X 3.56M

Large window overlooking back garden, range of fitted wall and base units, ample worksurfaces, space for electric cooker, vinyl flooring, 1.5 sink with mixer tap, tiled splash back, light fitting, radiator, large cupboard housing boiler, door leading to hall and door leading to utility.

### UTILITY – 1.97M X 3.00M

PVC back door, window, wooden door leading to the garage, carpet tiles, tiled splash back, stainless steel sink and drainer, worktop and double base unit, light fitting, radiator, plumbing for washing machine and tumble dryer.

### STAIRS/LANDING – 2.40M X 3.25M

Window to side garden, wooden banister fitted on both sides of the staircase, fitted carpet, radiator, light fitting large airing cupboard, attic hatch.

### BEDROOM 1 – 3.48M X 2.07M

Window overlooking back garden, fitted carpet, light fitting, radiator, double fitted wardrobe with hanging space and shelving.

### BEDROOM 2 – 3.08M X 3.61M

Window overlooking back garden, fitted carpet, light fitting, radiator, double fitted wardrobe with hanging space and shelving.

### MASTER BEDROOM – 4.71M X 3.17M

Window to front, fitted carpet, light fitting, radiator, double fitted wardrobe with hanging space and shelving, free-standing full-length wardrobe with mirrors.



### SHOWER ROOM – 2.37M X 1.65M

Opaque window, modern built in W.C with vanity unit and wash hand basin, vinyl flooring, spotlights, double shower cubicle with mains shower, wall mounted mirror, respatex wall panels, radiator.

### OUTSIDE

Driveway leading to the garage and path to front door. The front garden is secured by a single panel fence and a small wall and laid to lawn with a mature tree. Access to back garden via side gate. The back garden has two patio areas and gravel areas.

### NOTES

The property is heated by oil heating and the tank is situated in the back garden. The property is fitted with double glazing throughout. The mirrored wardrobe in the master bedroom and the shed are included in the sale.



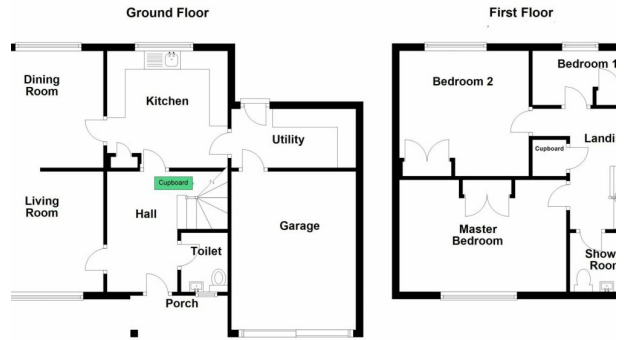
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MARKETING REGULATIONS

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.







# BRAIDWOODS

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