



37 George Street, Dumfries, DG1 1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: law@walker-sharpe.co.uk



## Ryefield, 40 Loverswalk, Dumfries, DG1 1LX

4 Bedrooms | Offers over £165,000

*Four Bedroom Semi Detached property with period features throughout. Well situated for all town centre amenities, primary and secondary schools, directly across from the train station making it convenient for commuters. Viewing is highly recommended for this property.*

*En-Suite*

*Three Double bedrooms*

*On street parking*

*Gas central heating*

*Double glazing*

*Garden*

## General Information

### Entrance

Main door into entrance vestibule with tiled floor, door with leaf pattern frosted glass into entrance hallway with fitted carpet, stairs to upper accommodation and stairs down to basement.

### Bedroom 3 (Basement)

10'6" x 11'9"

3.21m x 3.57m

Fitted carpet, double glazed frosted window to side, radiator, door into en-suite.

### En-Suite (Basement)

6'1" x 3'3"

1.85m x 0.99m

Vinyl flooring, WC, Wash hand basin, shower.

**Stairs from the entrance hallway leading up to the first floor, half way up there is bedroom 2 and the bathroom.**

### Bedroom 2

12'2" x 12'4"

3.70m x 3.76m

Fitted Carpet, radiator, double glazed window to side.

### Bathroom

6'6" x 7'11"

1.97m x 2.41m

Vinyl flooring, double glazed frosted window to side, radiator, bath with overhead shower, WC, wash hand basin.

### Hallway / first floor landing

Fitted carpet, radiator, stairs up to top floor. Doors to kitchen, living room, dining room / 4th bedroom, storage cupboard.

### Kitchen

12'4" x 10'8"

3.76m x 3.24m

Door into kitchen, vinyl flooring, integrated oven, hob and extractor. Fitted base and wall units. Boiler, space for washing machine, stainless

steel sink and drainer integrated fridge. Radiator, double glazed window to rear.

## Living Room

12'10" x 19'1"

3.90m x 5.81m

Wooden flooring, fireplace with tiled hearth and wooden surround. Radiator, double glazed bay window to front.

## Dining Room / Bedroom 4

7'5" x 10'2"

2.25m x 3.11m

Fitted carpet, double glazed window to front, radiator.

## Top floor hallway

Fitted carpet, stairs, radiator, window. Doors to bedroom 1 and 2 storage cupboards.

## Bedroom 1

12'3" x 19'9"

3.73m x 6.03m

Double glazed windows to the front, fitted carpet, radiator.

## Store 1

4'2" x 6'4"

1.26m x 1.93m

window, fitted carpet.

## Store 2

7'9" x 5'9"

2.35m x 1.76m

window, fitted carpet, shelving.

## Exterior

Steps up to entrance door and frost garden with stone chippings. Shared path down the side of the property leading to the rear garden mainly laid to lawn with a boundary fence.

## Council Tax –

Band D

## Home Report

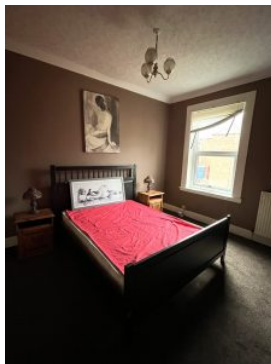
To download Home Report – Contact Selling Agents.

## Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.







## Floor Plans

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