

13 Ashfield Drive, Dumfries, DG2 9BX

Offers Over £110,000



Spacious terraced two bedroom house, in a much sought after cul-de-sac of Dumfries, benefitting from garden, off-street parking, double glazing and electric heating. The property is within 15 minutes' walk from the town centre, and is conveniently placed for leisure amenities including Maxwelltown Golf Course and Bowling Club, as well as shopping opportunities at the Tesco Extra 24 hour store and Cuckoo Bridge Retail Park.



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Measurements (all approx.)

Entrance hall – 2.29m x 1.94m
Shower Room – 2.25m x 1.93m

Living Room/Dining Room – 7.58m x 3.50m
Bedroom 1 – 4.85m x 3.50m

Kitchen – 5.09m x 3.91m
Bedroom 2 – 4.85m x 3.74m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance hall with window to the front and coat hooks. Doors to living room, shower room and stairs to first floor.
- Bright and spacious living room/dining room with window to front and patio doors to rear. Electric fire with wooden mantel.
- Fitted kitchen with wall and base units integrated fridge/freezer. Integrated double oven and hob with extractor fan. Sink and a half with mixer tap and right hand drainer. Window to the rear and door to side.
- Modern shower room with double shower cubicle with Thermostatic shower heads. W. C. and wash hand basin with vanity unit. Fully splashback. Window to the front
- Stairs to first floor with handrail. On the landing there is a window to the rear and split level stairs to two bedrooms.
- Bedroom one is a spacious double bedroom with windows to the front and rear. Built-in cupboard with hanging rail and shelf.
- Bedroom two is also a good size with windows to the front and rear. Built-in cupboard with shelves.
- Gardens to the front and rear. Off street parking to the front. There is an alleyway to the side which is shared with the neighbour. Rear garden laid to lawn. Clothes poles and decking area.







*This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.