



12 JANEFIELD DRIVE
DUMFRIES, DG2 7QB
PRICE: OFFERS OVER £115,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions (all approx.):

Living Room	13'11" x 13'11" (4.23m x 4.25m)
Kitchen	9'00" x 14'03" (2.75m x 4.36m)
Sun Room	6'03" x 10'09" (1.90m x 3.31m)
Shower Room	6'09" x 5'10" (1.80m x 2.07m)
Bedroom 1	10'06" x 11'08" (3.57m x 3.22m)
Bedroom 2	14'04" x 11'07" (4.38m x 3.55m)
Cupboard	3'03" x 4'11" (0.10m x 1.50m)

Home Report—www.packdetails.com
REF: HR712145

EPC = E

Council Tax band = B

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. These will be carried out in line with current Covid-19 regulations.



Delightful, well proportioned, end-terraced 2 bedroom house situated in the desirable Maxwelltown area of Dumfries within walking distance of the Town and close to open Countryside and park Farm. The 'Sun Room' to the rear is a lovely feature. Electric central heating and double glazing. Off-street parking and rear garden. The property is also conveniently positioned near local amenities including a local bowling club, a golf club and Laurieknowe Primary School all being within walking distance. Dumfries itself has a number of good primary and secondary schools and also boasts a University and College campus. There are a number of leisure facilities within Dumfries, including the DG One leisure complex, a selection of good golf courses, a rowing club, a rugby club, a cricket club and a large choice of scenic walks and bike trails being available in the surrounding countryside. Dalbeattie Road is also conveniently positioned for access onto the A75 Dumfries bypass both east and west, Dumfries and Galloway Royal Infirmary, and the M74 motorway, north and south being approximately 30 minutes drive away.

The accommodation comprises: Entrance hallway. Bright living room with window to front, electric fire with fire-place, understairs cupboard with shelves and two alcoves. Good size fitted kitchen with wall and base units, sink with right hand drainer and mixer tap, built-in electric oven and 4 ring hob, washing machine and fridge/freezer included in the sale, part-tiled, window to rear and door to sun room, 2 large built-in cupboards with shelves and one with window to the front. Stairs to first floor with hand rails, loft hatch. Shower room with W.C., washhand basin and shower cubicle with glass sliding doors, full Respatex and window to rear. Two good sized double bedrooms, one rear facing and one to the front. The front bedroom has two double wardrobes included and a large walk-in cupboard with shelves. Front and rear garden both laid to decorative gravel for easy maintenance, the front has off-street parking, the rear garden is beautifully laid out with flower beds and bushes, shed and clothes poles.



SERVICES

Mains water, electricity, gas and drainage.

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.

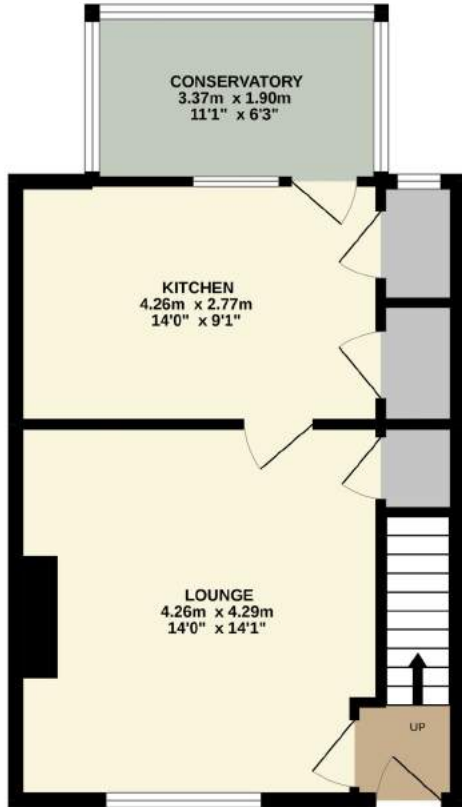




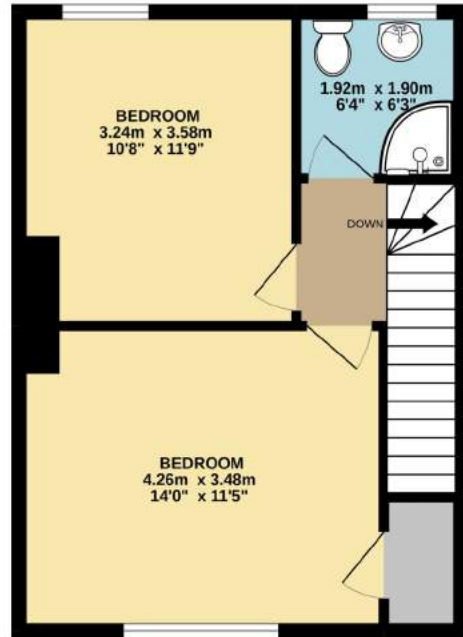




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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