



7 EASTFIELD ROAD
DUMFRIES
DG1 2EJ

FLAT 2 BEDROOMS

Offers Around £80,000

EPC = E

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.

e: info@jhslaw.co.uk

www.
JHS LAW
.co.uk

t: 01387 739 000

Appealing largely sandstone SELF-CONTAINED GROUND FLOOR FLAT on fringe of popular Cresswell area. Well placed for local amenities and town centre. Electric heating. Double glazing. VESTIBULE; HALL; LOUNGE; KITCHEN; 2 BEDROOMS; BATHROOM. Garden areas to front and rear. Two sheds. Shared drying green to rear. EPC=E

VESTIBULE

Partially glazed uPVC front door. Laminate flooring. Pendant light with shade. Understairs cupboard.

HALL

Glazed door off Vestibule. Laminate flooring. Pendant light with shade. Heatstore electric panel heater. Power point.

LOUNGE

3.7m x 4.6m (12'2" x 15'1") Or thereby. Door off Hall. Double glazed window to front. Curtain pole. Curtains. Fitted carpet. Pendant light with shade. Power points. Telephone point. Heatstore electric panel heater. Shelved alcove area. Electric fire in feature stone fireplace with television extension.



KITCHEN

3.3m x 3.5m (10'10" x 11'6") Or thereby. Glazed door off Hall. Two double glazed windows to rear. Two roller blinds. Range of fitted units and work tops. Stainless steel sink and drainer. Power points. Partially tiled. Track spot light fitting. Tile effect flooring. Built-in cupboard. Plumbing for automatic washing machine. Television point. Heatstore electric panel heater. Built-in double oven, cooker hood and ceramic hob.



BEDROOM 1

3.8m x 3.6m (12'6" x 11'10") Or thereby. Door off Hall. Double glazed window to rear. Curtain pole. Curtains. Heatstore electric panel heater. Fitted carpet. Pendant light with shade. Power points.



BEDROOM 2

3.7m x 2.5m (12'2" x 8'2") Or thereby. Door off Hall. Double glazed window to side. Curtain pole. Curtains. Net curtain. Heatstore electric panel heater. Fitted carpet. Telephone point. Power points. Pendant light with shade.



BATHROOM

1.4m x 2.5m (4'7" x 8'2") Or thereby. Glazed door off Hall. Double glazed window to rear. Net curtain. Bath, wash-hand basin and w.c. Triton electric over bath shower. Shower screen. Ceiling light. Partial shower proof walls. Tile effect flooring. Heatstore electric panel heater. Electric wall fan heater.



OUTSIDE

Garden areas to front and rear. Two sheds. Shared drying green.

SHARED DRYING GREEN & GARDEN TO REAR



VIEWING

Telephone (01387) 256333 for appointment.

