



**BEDROOM 4**  
 4.4m x 4.2m (14'5" x 13'9") Or thereby. Door off Landing. Sliding sash window. Curtain pole. Curtains. Roller blind. Radiator. Fitted carpet. Power points. Pendant light with shade. Partially coombed and coved ceiling.



**OUTSIDE**  
 GARAGE to rear (5.8m x 3.2m or thereby) with up-and-over door, side door, window, light and power. Driveway. External lighting. Tap. Large mature, secluded garden to front with patio area and apple trees.



**STUDY**  
 1.8m x 5.9m (5'11" x 19'4") Or thereby. Door off Landing. Two Velux double glazed windows. Fitted carpet. Radiator. Power points. Track spot light fitting. Coombed ceiling.



**VIEWING**  
 Telephone (01387) 269405 or 07718 311637 for appointment.



VIOLET GROVE  
 11 MAXWELL STREET  
 DUMFRIES  
 DG2 7AP

HOUSE - DETACHED 4 BEDROOMS  
 Offers Over £230,000

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.

In much favoured area, attractive DETACHED sandstone HOUSE with excellent views over Dumfries to Moffat Hills. Within easy reach of town centre and various amenities. Contains many original features. Gas central heating. VESTIBULE; HALL; LOUNGE; DINING ROOM; KITCHEN; UTILITY ROOM with access to 3 Cellar Store Rooms; DOWNSTAIRS BEDROOM with EN SUITE SHOWER ROOM; STAIRWAY & LANDING; BATHROOM; 3 further DOUBLE BEDROOMS; STUDY. GARAGE. Driveway. Large mature gardens to front. EPC=E

### VESTIBULE

1.7m x 1.3m (5'7" x 4'3") Or thereby. Front door with fanlight. Tiled floor.

### HALL

Partially glazed door and side screens off Vestibule. Fitted carpet. Radiator. Coved ceiling. Ceiling light fitting. Telephone point. Power points. Built-in cloaks cupboard.



### LOUNGE

4.8m x 4.8m (15'9" x 15'9") Or thereby. Door off Hall. Two sliding sash windows. Curtain rails. Blinds. Three radiators. Fitted carpet. Power points. Original decorative cornicing. Decorative ceiling light fitting with rose. Open fire in feature surround.



### DINING ROOM

3.6m x 3.7m (11'10" x 12'2") Or thereby. Door off Hall. Sliding sash window. Curtain pole. Curtains. Blind. Coved ceiling. Fitted carpet. Radiator. Power points. Ceiling light fitting. Original feature sandstone fire surround with living flame effect gas fire. Built-in shelved cupboard.



### BEDROOM 1

3.5m x 3.9m (11'6" x 12'10") Or thereby excluding wardrobe area. (Downstairs). Door off Hall. Sliding sash window. Roller blind. Curtain rail. Curtains. Fitted carpet. Two radiators. Power points. Pendant light with shade. Coved ceiling. (The wardrobe unit is included in the sale).



### EN SUITE SHOWER ROOM

1.8m x 2.0m (5'11" x 6'7") Or thereby. Glazed panelled door off Bedroom 1. Window. Shower enclosure with Mira shower. Wash-hand basin and w.c. Contemporary ladder style radiator. Tiled floor. Xpelair. Spot light fitting. Tiled walls.

### FITTED KITCHEN

3.7m x 3.7m (12'2" x 12'2") Or thereby. Door off Hall. Sliding sash window. Curtain rail. Curtains. Range of fitted units and work tops with unit under-lighting. 1½ bowl sink and drainer with mixer tap.

Built-in gas hob and electric oven. Cooker hood. Power points. Partially tiled walls. Vinyl floor covering. Radiator. Built-in dishwasher. Coved ceiling. Track spot light fitting.



### UTILITY ROOM

2.7m x 3.0m (8'10" x 9'10") Or thereby. Door off Fitted Kitchen. Window. Fluorescent strip light. Belfast sink. Worktop. Tiled floor. Plumbing for automatic washing machine. Wall units. Radiator. Power points. Partially glazed door to outside. Door and stairway from Utility Room to:



### CELLAR

With light and power. Room 1 (2.4m x 2.9m or thereby). Room 2 (2.8m x 1.7m or thereby). Room 3 (5.3m x 4.9m or thereby).

### STAIRWAY

Attractive feature stairway with fitted carpet from Hall to Landing.

### BATHROOM

2.7m x 2.5m (8'10" x 8'2") Or thereby. Door off Stairway. Sliding sash window. Wash-hand basin and w.c. Bath with shower tap fitment. Shower screen. Partially tiled walls. Radiator. Tile effect flooring.



### LANDING

Fitted carpet. Power points. Velux window. Ceiling light fitting. Smoke alarm. Coved ceiling. Access via ladder to insulated, partially floored loft.

### BEDROOM 2

3.7m x 3.9m (12'2" x 12'10") Or thereby. Door off Landing. Curtain pole. Curtains. Roller blind. Fitted carpet. Power points. Sliding sash window. Coved ceiling. Pendant light with shade. Radiator. Large walk-in airing room with light, window and housing boiler and water cylinder.



### BEDROOM 3

3.8m x 3.9m (12'6" x 12'10") Or thereby. Door off Landing. Sliding sash window. Curtain rail. Curtains. Roller blind. Radiator. Fitted carpet. Pendant light with shade. Partially coombed and coved ceiling. Power points. Eaves storage area.