



18 JANEFIELD AVENUE  
DUMFRIES  
DG2 7PZ

HOUSE - MID TERRACE 2 BEDROOMS

Offers Around £102,000

EPC = D

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.

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Nicely proportioned TERRACED HOUSE in popular area on Maxwelltown side of river. Gas central heating. Double glazing. HALL; LOUNGE; KITCHEN DINER; STAIRWAY & LANDING; 2 BEDROOMS; BATHROOM. Gardens to front and rear. Well placed for access to town centre, countryside and various amenities. EPC=D

### HALL

Front door. Vinyl floor covering. Pendant light with shade. Smoke alarm. Telephone point.

### LOUNGE

4.3m x 4.3m (14'1" x 14'1") Or thereby overall. Glazed panelled door off Hall. Double glazed window to front. Vertical louvred blind. Curtain pole. Curtains. Radiator. Wood floor. Power points. Pendant light with shade. Wall lights. Feature gas fire on stone hearth. Understairs cupboard.



### KITCHEN DINER

2.7m x 5.4m (8'10" x 17'9") Or thereby. Glazed panelled door off Lounge. Two double glazed windows to rear. Venetian blind. Range of fitted units and work tops (installed January 2018). 1½ bowl sink and drainer. Built-in electric oven, ceramic hob and cooker hood. Spot light fitting. Radiator. Pendant light with shade. Vinyl floor covering. Cupboard housing electricity meter. Power points. Central heating boiler in cupboard. Integrated fridge freezer. Partially glazed door to rear garden.



### STAIRWAY

With fitted carpet from Hall to:

### LANDING

Fitted carpet. Power point. Pendant light with shade. Access via ladder to partially floored, insulated loft.

### BEDROOM 1

4.3m x 3.6m (14'1" x 11'10") Or thereby, plus wardrobe area. Door off Landing. Double glazed window to front. Curtain rail. Curtains. Vertical louvred blind. Pendant light with shade. Fitted carpet. Radiator. Power points. Built-in cupboard with window, hanging rail offering good storage.



### BEDROOM 2

4.7m x 3.6m (15'5" x 11'10") Or thereby. Door off Landing. Double glazed window to rear. Venetian blind. Curtain pole. Curtains. Radiator. Power points. Telephone point. Fitted carpet. Pendant light with shade. Downlighters.



### BATHROOM

2.1m x 1.8m (6'11" x 5'11") Or thereby. Door off Landing. Double glazed window to rear. Venetian blind. Bath with Creda shower above. Wash-hand basin in vanity unit. W.C. Shower screen. Tiled floor. Spot light fitting. Ladder style radiator. Partially tiled walls.



### OUTSIDE

Gardens to front and rear. Outside light. Tap. Shed. Common access close from front to rear.



### VIEWING

Telephone 07873 331670 for appointment.