



## OUTSIDE

GARAGE (5.8m x 2.8m or thereby) with loft space, up-and-over door, rear door, window, light and power. Tap. Plumbing for automatic washing machine. Central heating boiler.

Driveway and garden to front.

Garden to rear.

Rotary drier.

External lighting both front and rear of the property.



## VIEWING

Telephone (01387) 253959 or 07989 081979 for appointment.

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.



26C MAXWELL STREET  
DUMFRIES  
DG2 7AW

HOUSE - LINK DETACHED 3 BEDROOMS

Offers Around £190,000

EPC = D

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In much favoured area, attractive Detached House (Linked) occupying corner site within easy reach of town centre and various amenities. Gas central heating. Double glazing. Solar panels. Hall; Lounge Diner; Study/Family Room; Fitted Kitchen; Stairway & Landing; 3 Bedrooms; Bathroom. Garage. Driveway. Gardens front and rear. EPC=D

## HALL

2.0m x 2.2m (6'7" x 7'3") Or thereby. Partially glazed front door. Coved ceiling. Pendant light with shade. Fitted carpet. Power point. Radiator. Smoke alarm. Cupboard housing electricity meter. Glazed screen into Lounge.

## LOUNGE DINER

4.3m x 8.6m (14'1" x 28'3") Or thereby (overall measurement). L-shaped. Glazed door off Hall. Double glazed bay window to front and double glazed window to side. Sliding patio door to rear garden. Vertical louvred blinds. Fitted carpet. Two ceiling light fittings. Two radiators. Power points. Television point. Wall mounted feature electric fire. Coved ceiling. Understairs cupboard. (The curtains may be available by separate negotiation).



## STUDY/FAMILY ROOM

2.7m x 3.6m (8'10" x 11'10") Or thereby. Door off Lounge Diner. Double glazed windows to front and rear. Curtain rails. Curtains. Vertical louvred blind. Fitted carpet. Radiator. Track spot light fitting. Power points. Television point. Wall lights. Coved ceiling.



## FITTED KITCHEN

3.1m x 2.6m (10'2" x 8'6") Or thereby. Door off Lounge Diner. Double glazed window to rear. Vertical louvred blind. Range of fitted units with illuminated work tops. Built-in gas hob, electric oven and microwave. Integrated dishwasher and fridge freezer. 1½ bowl sink and drainer with mixer tap. Power points. Kickspace heaters. Downlighters. Laminate flooring. Door to rear garden.



## STAIRWAY

With fitted carpet from Hall to:

## LANDING

Double glazed window to side. Curtain rail. Curtains. Fitted carpet. Radiator. Smoke alarm. Pendant light with shade. Built-in shelved airing cupboard. Access via ladder to partially floored insulated loft.

## BEDROOM 1

3.1m x 4.7m (10'2" x 15'5") Or thereby. Door off Landing. Double glazed bay window to front. Curtain rail. Curtains. Vertical louvred blind. Fitted carpet. Radiator. Pendant light with shade. Power points. Telephone point. Built-in wardrobe.



## BEDROOM 2

3.1m x 3.3m (10'2" x 10'10") Or thereby. Door off Landing. Double glazed window to rear. Curtain rail. Curtains. Vertical louvred blind. Radiator. Fitted carpet. Power points. Pendant light with shade. Built-in wardrobe.



## BEDROOM 3

2.9m x 2.2m (9'6" x 7'3") Or thereby (overall measurement). Door off Landing. Double glazed window to front. Curtain rail. Curtains. Vertical louvred blind. Fitted carpet. Radiator. Track spot light fitting. Power points. Fitted drawer unit and overhead storage cupboards. Built-in cupboard.



## BATHROOM

1.9m x 1.9m (6'3" x 6'3") Or thereby. Door off Landing. Double glazed window to rear. Vertical louvred blind. Bath. Mira electric shower over bath. Shower screen. Ceiling light. Xpelair. Fitted wash-hand basin and w.c. Shower proof walls. Tile effect flooring. Panelled ceiling. Ladder style radiator. Mirrored wall unit.