




McEwan Fraser Legal
Solicitors & Estate Agents
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119 Queen Street
DUMFRIES, DUMFRIES AND GALLOWAY, DG1 2JS



Dumfries

DUMFRIES AND GALLOWAY, DG1 2JS

“... bespoke boutiques
set within an area
steeped in history ...”

Dumfries is a market town and former royal burgh within the Dumfries and Galloway council area of Scotland.

119 Queen Street is a stones throw from the ancient town centre and main shopping collective of not only Dumfries but all the surrounding villages from its quaint coffee shops, high street retailers and major brands. All complemented with bespoke boutiques set within an area steeped in history with an assortment of buildings dating back to the turn of the last century. This is where all your daily shopping needs are catered for including a great selection of social venues you would expect, in addition to an excellent range of professional services, higher education, cultural, retail facilities and leisure centres.





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McEwan Fraser Legal are delighted to offer for sale this stunning three bedroom, mid terraced townhouse presented to the market in walk-in condition. The property has recently been fully refurbished and carefully designed to capture the unique feel and character of the original building by retaining many magnificent traditional features whilst offering a truly stunning flexible living space to suit modern family life. Room usage can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.

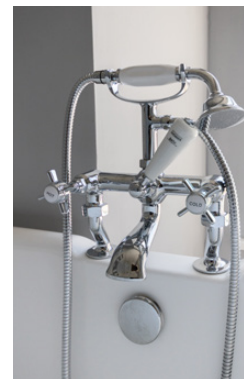
In more detail the property on offer is formed over four levels, with main door access at ground level where welcoming hallway gives further access to an impressive formal lounge, which is bright and spacious and allows for a range of furniture configurations, The feature window formation floods the room with natural light and additional downlights complimenting the high ceilings and decorative coving. Additional focal points are the electric wall fire and original style radiators.





“... a truly stunning flexible living space to suit modern family life ...”

At the heart of this family home is the real versatility of space provided by way of the modern kitchen. This impressive kitchen boasts an array of stylish modern floor and wall units with matching worktop surfaces. It further benefits from an integrated electric oven, hob and extractor fan making this the ideal kitchen for an aspiring chef and is enhanced further by the inclusion in the sale of an American style fridge freezer.



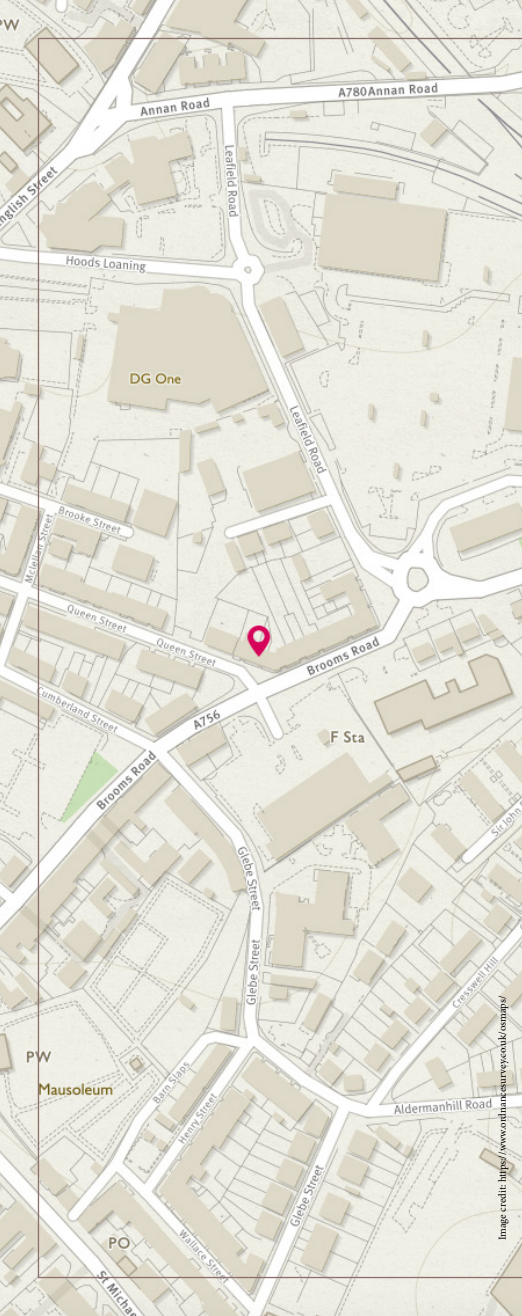
The mid-level of this property hosts two double bedrooms both having sufficient room for freestanding furniture with bedroom one benefiting from feature original fireplace and bedroom two offering views over the rear garden. This level also boasts the stunning family bathroom which consists three-piece vanity suite with roll top bath and separate large walk-in shower cubicle and for additional comfort chrome towel rail.

The top floor of the property offers the third and final bedroom which benefits from an additional storage cupboard and with its elevated position offers wonderful views over the town and beyond.

This fantastic family home also benefits from a substantial basement level which is split into two separate rooms which could be adapted to meet individual purchasers needs.

The split level between basement and ground floor grants access to the tranquil rear garden where the exterior of the property mirrors the excellent condition of the interior. This child secure sun trap is complimented with raised decked section ideal for entertaining friends or family in the summer months. Ample parking can be found on-street with residents exempt from restrictions.

The property was skilfully designed to enjoy excellent natural light in conjunction with a host of high-quality internal finishes which combine to provide a home of some considerable character and viewing alone will confirm the overall versatility and charm of this superb family home.



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Basement

Room 1	3.75m (12'4") x 3.17m (10'5")
Room 2	4.25m (13'11") x 3.98m (13'1")

Ground Floor

Lounge	4.26m (14') x 4.12m (13'6")
Kitchen	3.73m (12'3") x 3.22m (10'7")

First Floor

Bedroom 1	4.26m (14') x 4.12m (13'6")
Bedroom 2	3.73m (12'3") x 3.52m (11'7")
Bathroom	2.55m (8'4") x 1.93m (6'4")

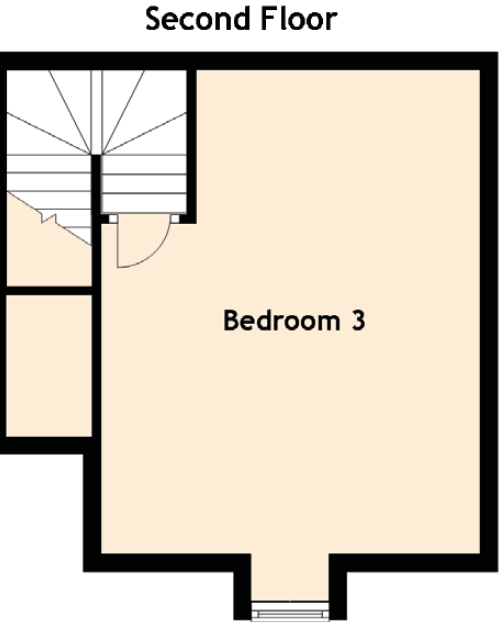
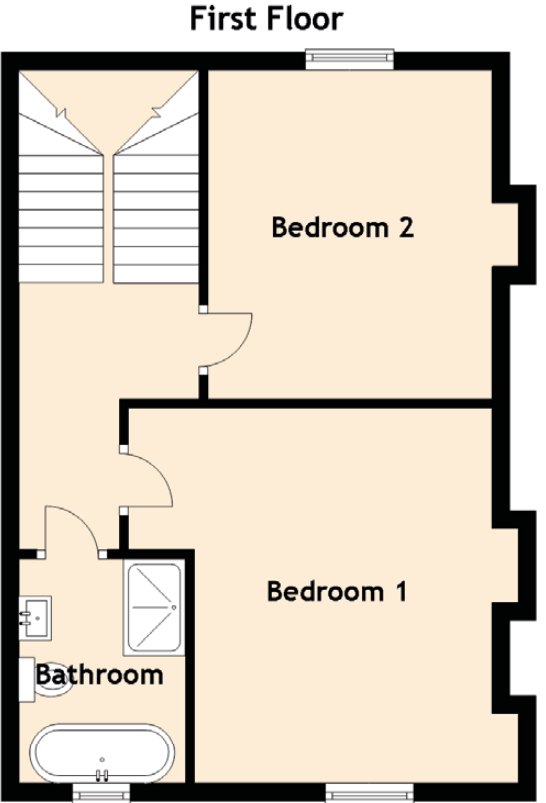
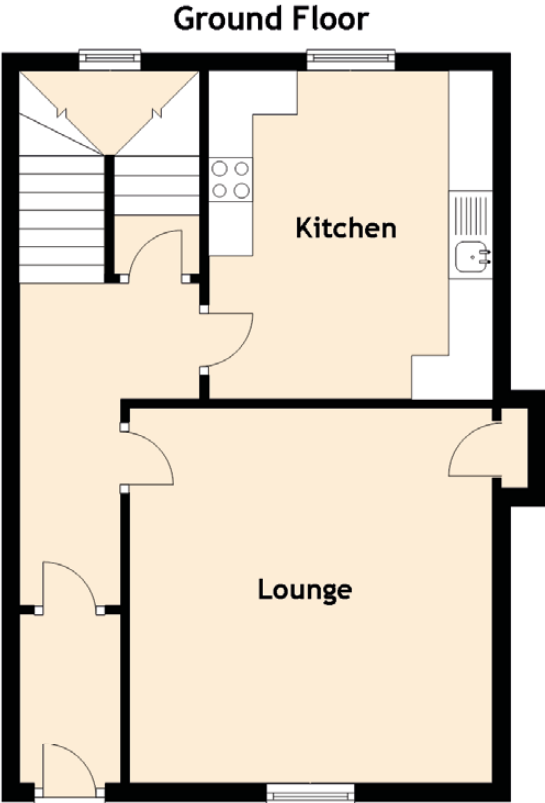
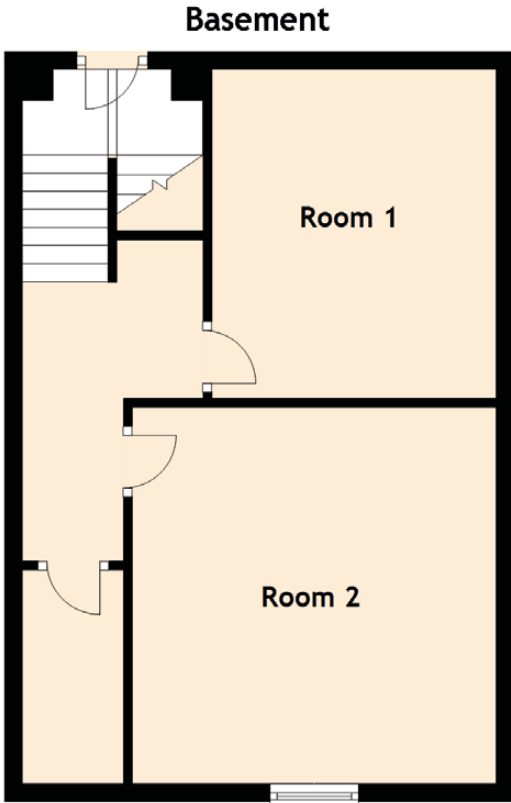
Second Floor

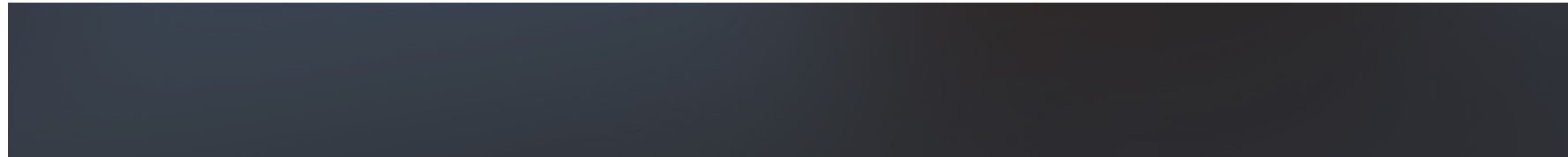
Bedroom 3	6.08m (19'11") x 4.08m (13'5")
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Gross internal floor area (m²): TBCm²

EPC Rating: TBC

Extras (Included in the sale): All floor coverings,
integrated appliances and American fridge freezer.





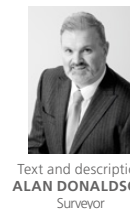
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Text and description
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Surveyor



Professional photography
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Photographer



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Designer