




McEwan Fraser Legal
Solicitors & Estate Agents
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DUMFRIES, DUMFRIES AND GALLOWAY, DG1 1SH

DUMFRIES

dumfries and galloway.



LOCATION //

Dumfries is a market town and former royal burgh within the Dumfries and Galloway council area of Scotland. It is near the mouth of the River Nith into the Solway Firth.

Close by and only a short drive away is 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, 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.



3 MEADOWBANK

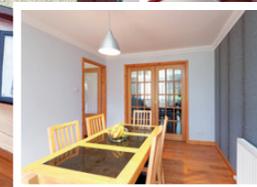
kirkton road

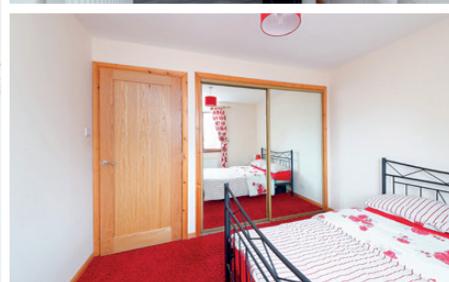
PROPERTY //

We are delighted to offer for sale this five/six bedroom, detached villa presented to the market in walk in condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds. In more detail, the accommodation comprises: A welcoming hallway giving access to the downstairs accommodation, which includes the immediately impressive formal and bright lounge, which has a feature window overlooking the front garden that floods the room with natural light. The kitchen has been well fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor hood, fridge, microwave and dishwasher, making this the ideal kitchen for an aspiring chef. Off the kitchen to the right is a useful utility room which includes further base units and plumbed for a sink and washing machine, there is also a handy W.C. Off the kitchen to the left is the family dining room which leads to a large conservatory which is a great spot to relax. Also on the ground floor are three good sized bedrooms, two of which have fitted wardrobes and finally a large three-piece family bathroom.

The upper level comprises of three, well-proportioned bedrooms all of which are good sized doubles, the master and bedroom two also have good sized en-suites and all of the rooms also have ample space for additional free-standing furniture if required.

There is a well-tended rear garden, which is low maintenance and is fully enclosed. To the front of the property, there is a grassed and chipped area, large driveway providing off road parking for several vehicles which leads to a detached double garage.





SPECIFICATIONS

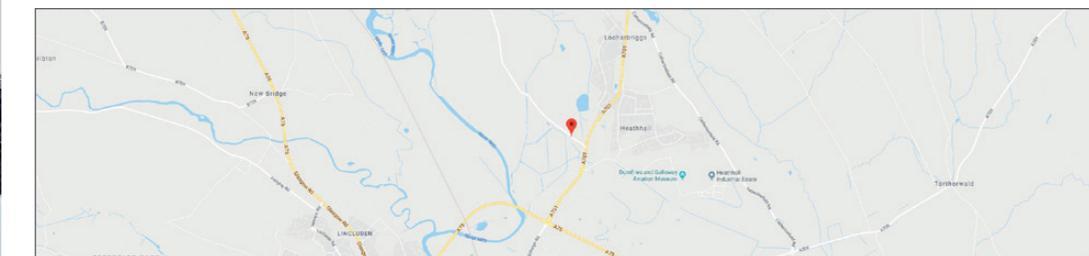
floor plan & location

Approximate Dimensions (Taken from the widest point)

Conservatory	4.80m (15'9") x 3.00m (9'10")
Dining Room	4.00m (13'1") x 3.00m (9'10")
Kitchen	4.10m (13'5") x 2.30m (7'7")
Lounge	5.23m (17'2") x 4.16m (13'8")
Utility	2.00m (6'7") x 1.60m (5'3")
Bathroom	2.90m (9'6") x 2.00m (6'7")
Bedroom 1	3.90m (12'10") x 2.00m (6'7")
Bedroom 2	3.30m (10'10") x 2.80m (9'2")
Bedroom 3/Study	2.80m (9'2") x 2.30m (7'7")
Bedroom 4	5.60m (18'4") x 3.00m (9'10")
En-suite	2.20m (7'3") x 1.30m (4'3")
Bedroom 5	4.30m (14'1") x 4.00m (13'1")
En-suite	2.50m (8'2") x 1.40m (4'7")
Bedroom 6	4.00m (13'1") x 3.00m (9'10")

Gross internal floor area (m²) - 198m² / EPC Rating - C

Extras (Included in the sale) : Fitted floor coverings and integrated appliances.





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Part
Exchange
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Text and description
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Professional photography
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