

1 Dinmونت Avenue

DUMFRIES, DG2 0EE



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01387 218 080



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Excellent two-bed semi, good condition, quiet
cul-de-sac location, garage & driveway*



We are delighted to bring to the market this excellent two-bed semi-detached property, set perfectly in a quiet location. This lovely property makes a perfect place to call home, as it is presented in good condition.

THE LOUNGE/DINER



The accommodation consists of a bright and spacious lounge through diner, which given its shape would suit a range of furniture configurations. The dining room provides adequate space for a family dining table, perfect for more formal dining occasions with friends and family.

THE KITCHEN



The double-galley style kitchen is finished in a range of light wood fitted units with contrasting worktops. Appliances include; an electric oven and gas hob, with ample space for the free-standing washing machine and fridge freezer. The galley-style layout ensures there's an easy and efficient workspace for any chef to serve up a marvellous meal.





The downstairs cloakroom WC is a handy and welcome addition in any busy home. Upstairs the family wet room is finished with an electric shower, ensuring an instant supply of hot water for refreshing showers. There are two good-sized bedrooms in this lovely home, both are wonderfully bright and have ample space for free-standing furniture, one with built-in storage.

THE WET ROOM



BEDROOM 1



BEDROOM 2



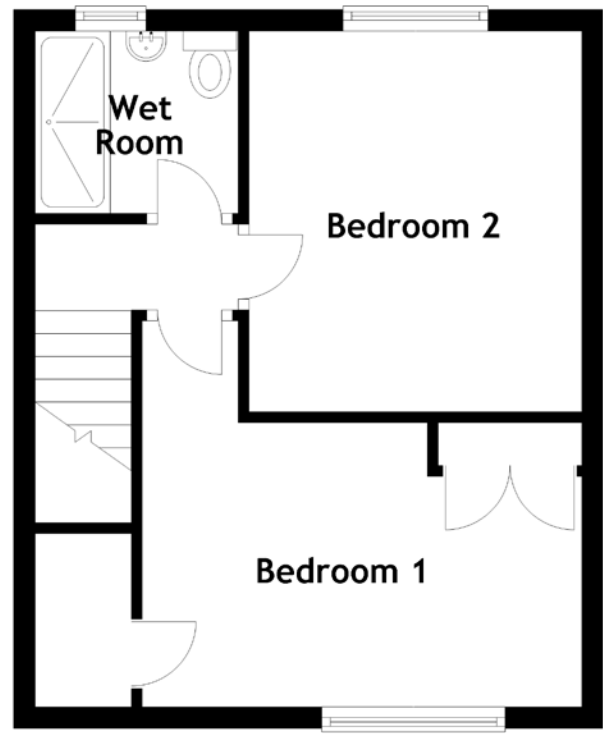
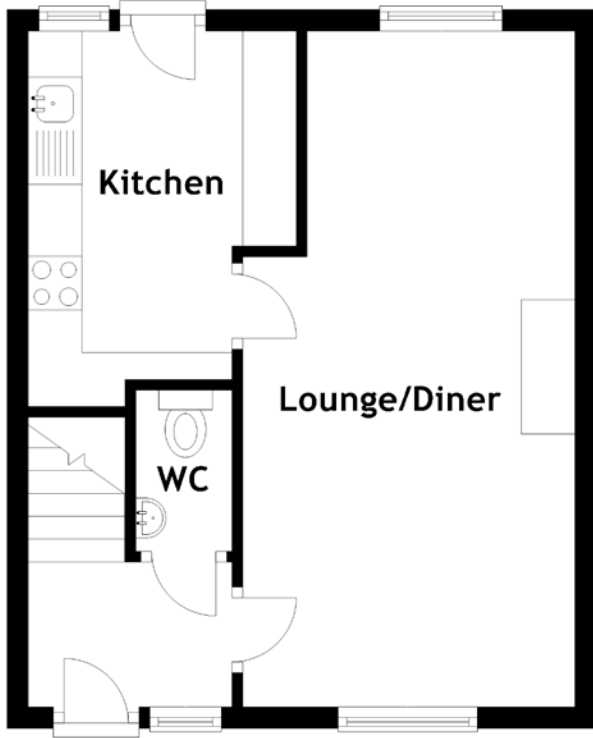
The home is kept warm and comfortable via the gas central heating and double glazing. The gardens are low maintenance and the large rear garden space is secure and child-friendly and on sunnier days it offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. The driveway offers off-street parking for at least two cars and the garage is perfect for those who like to tinker with a hobby.

This great home would make an ideal buy for any couple or even a great investment property for a 'smart' buy-to-let investor. Early viewing is strongly advised for anyone seeking a beautiful property in a quiet and popular location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



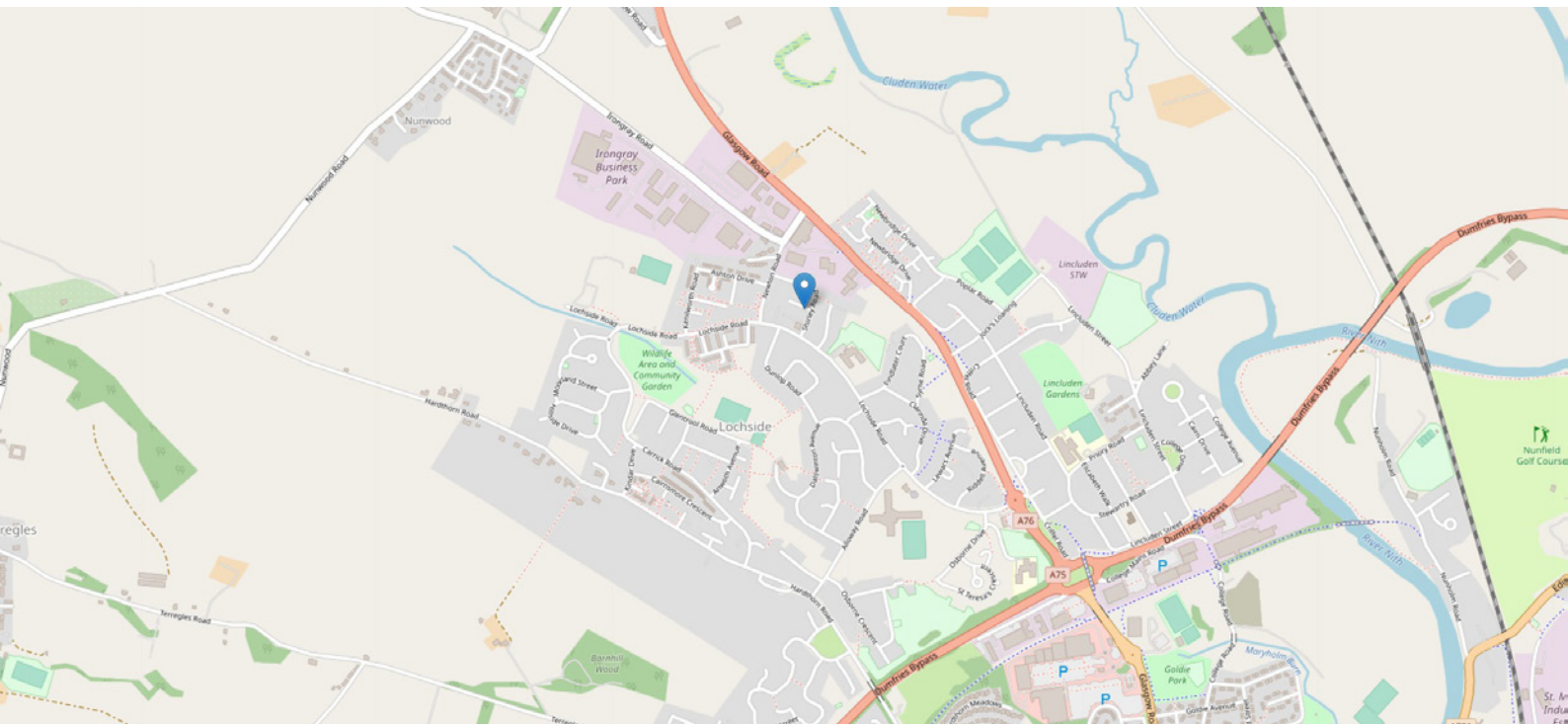
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.10m (10'2")
Kitchen	3.25m (10'8") x 2.50m (8'2")
WC	1.50m (4'11") x 0.90m (2'11")
Wet Room	1.90m (6'3") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 3.60m (11'10")
Bedroom 2	3.55m (11'8") x 3.10m (10'2")

Gross internal floor area (m²): 63m²
EPC Rating: C

Buyer's Premium Value: £2400.00

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



THE LOCATION

Dumfries is located within the South-West of Scotland and is only some 30 miles from England. The county is renowned for encapsulating the essence of the quintessential British outdoors.





The market town of Dumfries is home to a variety of respected educational institutions, such as The University of the West of Scotland. Exceeding expectations when it comes to recreational pursuits, there are a plethora of sports clubs and leisure centres located throughout. Nature devotees may enjoy the popular Fountainbleau Ladypark nature reserve. For those who appreciate history, Robert Burns' House, Drumlanrig Castle and Dumfries Museum may be impelling options.

Dumfries also houses a number of supermarkets, retail outlets and a shopping centre. Residents have the choice of a number of doctors' surgeries and the newly-built Dumfries and Galloway Royal Infirmary is easily accessible.

For those looking to travel by rail, Dumfries Railway Station is located on the outskirts of the town centre.




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01387 218 080
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**



Text and description
KEN MEISAK
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.