



37 George Street, Dumfries, DG1  
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## **70 Babbington Drive, Dumfries**

**2 Bedrooms | Offers over £100,000**

*Surprisingly spacious two bedroom terraced house situated in cul-de-sac a short drive from Dumfries Town Centre and other local amenities. The property benefits from it being bright and airy, its neutral décor, walk in condition and good-sized parking area. This is an excellent first-time buyer opportunity and viewing is highly recommended.*

**EPC-C**

## General Information

The property can be located in Lochside on the outskirts of Dumfries. The property has easy access to Schools and local amenities. Is on bus route and has excellent commuter access to A75. Dumfries Town Centre is a short distance away for local bars, restaurants and leisure facilities. DGRI Hospital within easy distance.

### Accommodation

Wood front door with glass panel and glass side panel leading into generous Hallway.

### Hallway

Central heating radiator. Smoke alarm. Wood double-glazed window with display sill and Venetian blinds. Built in storage cupboard. Stairs to upper floor accommodation. One double socket. electric socket. Doors to Living Room, Open plan kitchen and dining areas and Downstairs WC.

### Living Room

3.42m x 4.19m

11'2" x 13'7"

Wood double-glazed window with display sill. Central heating radiator. Electric Sentik imitation wood burner. Attractive wooden mantelpiece. Four double electric sockets. Telephone socket and TV aerial socket. Carpeted.

### Open Plan Kitchen and Dining Areas

6.81m x 2.49m

22'3" x 8'1"

Wood fronted floor units with tiled splash backs. Integrated Smeg four ring gas burner hob. Stainless steel chimney style extractor fan. Integrated Beko oven and grill. Ideal Logic central heating combi boiler. Four double electric sockets and cooker switch. Stainless steel sink with single drainer. Plumbed for automatic washing machine and dishwasher. Wood double-glazed window with display sill and roller blind. Vinyl flooring. Central heating radiator. Wood door with glass panel and side panel leading to Back Garden.

### Downstairs WC

2.42m x 1.99m

7'9" x 6'5"

WC, wash hand basin with tiled splashback. Built in storage cupboard. Central heating radiator. Vinyl flooring. Extractor.

### Upstairs

#### Landing

Single electric socket. Central heating radiator. Built in airing cupboard. One double socket. Hatch to roof space. Ventilation extractor system in roof space.

### Front Bedroom

4.80m x 3.55m

15'7" x 11'6"

Large picture wood window with display sill to front. Central heating radiator. Built in wardrobe with hanging rail. Three double electric sockets. Carpeted.

### Back Bedroom

3.78m x 4.63m

12'4" x 15'1"

Wood picture window with display sill. Central heating radiator. Built in wardrobe with hanging rail. Two double electric sockets. Carpeted.

### Bathroom

2.08m x 2.35m

6'8" x 7'7"

WC, wash hand basin with tiled splash back. Central heating radiator. Bath with over bath shower and tiled splash back walls. Wood double-glazed frosted glass window with display sill. Central heating radiator. Extractor. Vinyl flooring.

### Exterior

To front a flagged driveway/parking area for parking for two cars. Paved pathway to front door. Enclosed bin store. Grass areas to sides.

The back garden has paved seating area. Mature trees and shrubs and grass area. Garden shed.

### Included

All floor coverings, light fittings and blinds.

### Services

The property has mains Gas, electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax - Band C

*Floor plans are for layout purposes only and are not drawn to scale.*

### Home Report

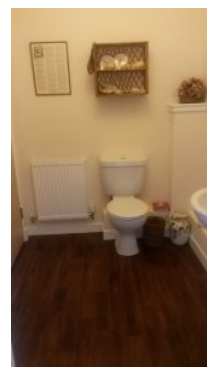
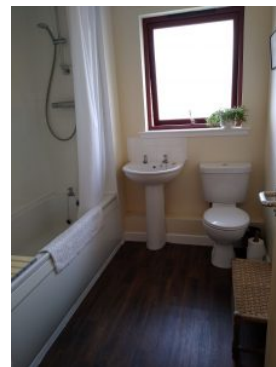
To download Home Report - Contact Selling Agents.

## Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.





## Floor Plans

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