



37 George Street, Dumfries, DG1  
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**51 Stakeford Street, Dumfries**  
3 Bedrooms | Offers over £138,000

Excellent three bedroom semi-detached house which is within easy distance of Town Centre for all local amenities and good proximity to the A75. The property is on a good sized plot and has been opened out to the rear to offer excellent spacious open plan living accommodation. Viewing is highly recommended of this deceptive property.

EPC-D

## General Information

The property is close to local amenities and large retail areas. Dumfries Town Centre is a short distance away for Schools, local bars, restaurants and leisure facilities. DGRI Hospital within easy distance. Good proximity from A75 North and South.

### Accommodation

PVC front door with patterned glass panels leading into spacious Entrance Hallway.

#### Entrance Hallway

4'8" x 9'1"

1.48m x 2.78m

Central heating radiator. Double electric socket. Tiled floor. Inset ceiling spotlighting. Built in cupboard which houses Worcester gas central heating combi boiler. Door with glass panels into Living Room/Dining Room.

#### Living Room/Dining Room

22'6" x 15'8"

6.90m x 4.84m

Generous sized room with wood effect PVC double-glazed bay window with display sill and Venetian blind. Further Wood effect PVC double-glazed window with display sill and Venetian blind. Two central heating radiators. Fireplace with gas fire, wooden mantel and marble hearth and surround. Eight double electric sockets and TV aerial socket. Inset ceiling spotlighting. Two decorative ceiling light fittings. French doors open up into Kitchen/Diner.

#### Kitchen/Diner

16'3" x 15'6"

4.97m x 4.77m

Large, bright room with wall and floor units with tiled splash backs between. Under cupboard and skirting board lighting. Large larder unit/cupboard. Solid wood work surface area. Integrated washing machine and fridge/freezer. Built in oven and grill and microwave. Four burner gas hob and stainless steel chimney style extractor fan. Ceramic one and a half bowl sink with mixer tap. Fitted breakfast bar. Three double electric sockets and hidden sockets for appliances. Central heating radiator. Tiled floor. PVC door with frosted glass panels. PVC double-glazed window with displays sill and blind. PVC double-glazed bi-folding patio doors opening out to garden. Inset ceiling spotlighting. Door to Downstairs WC and stairs to upper floor accommodation.

#### Downstairs WC

3'6" x 5'7"

1.12m x 1.74

White WC and wash hand basin. Respatex tiled walls. Tiled floor. Xpelair.

## Stairwell

Steps lead to small area with built in cupboards housing electric meter and fuse box. Telephone socket. Stairs lead to first floor.

## Landing

Central heating radiator. Wood effect PVC double-glazed window with display sill. Doors to Three Bedrooms and Bathroom.

## Bathroom

6'9" x 6'2"

2.11m x 1.91m

White WC, wash hand basin and bath with tap shower attachment and Mira electric over bath shower. Stainless steel radiator/towel rail. Mosaic tiled walls. Tiled floor. PVC double-glazed patterned glass window. Inset ceiling spotlights. Xpelair.

## Bedroom One (Back)

9'9" x 11'5"

3.02m x 3.53m

PVC double-glazed window with display sill and Venetian blind. Four double electric sockets and TV aerial socket. Central heating radiator.

## Bedroom Two (Front)

11'6" x 14'

3.54m x 4.27m

Wood PVC double-glazed window with display sill and Venetian blind. 6 double sockets and TV aerial socket. Central heating radiator. Inset ceiling spotlighting.

## Bedroom Three (Front)

10'9" x 10'6"

3.33m x 3.25m

Wood effect PVC double-glazed window with display sill and Venetian blind. Four double electric sockets and TV aerial socket. Central heating radiator. Inset ceiling spotlighting.

## Garage

Wooden doors. Power and light. Storage cupboard to rear. PVC double-glazed window and PVC double-glazed door. Power and light.

## Exterior

To the front good sized walled flagged stone paved area. Flagged stone paved driveway to side leading to garage.

To rear brick and wood built potential garden room (currently requiring done up) with two d windows. Attractively laid out paved seating area with flower and shrub borders. Arched trellis leads to grass areas with flagged path with flower and shrub borders.

## 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

## Home Report

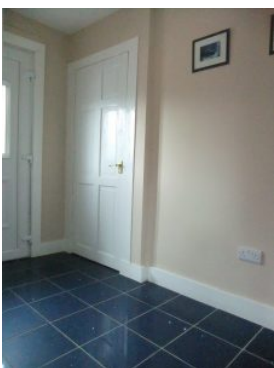
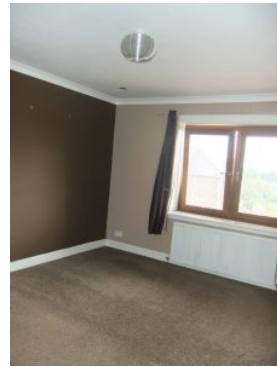
To download Home Report - Contact Selling Agents.

## 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.







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