37 George Street, Dumfries, DG1 1EB

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## 65 Stakeford Street, Dumfries, DG2 0AQ

3 Bedrooms | OIRO £140,000

***Three bedroom semi-detached property full of character in the Nithside area of Dumfries. This property benefits from ample storage, an additional attic room, spacious private rear garden, a garage and off street parking. The property is a short walk from the cuckoo bridge retail park for shops and supermarkets and close by to the town centre for all other amenities. Viewing is recommended.***

***Garage***

***Off street parking***

***Double glazing***

***Private Garden***

***Gas central heating***

***EPC- D***

# General Information

## Entrance Hallway

uPVC door into entrance hallway, laminate flooring, understairs cloakroom cupboard, radiator, doors to kitchen and dining / living room, stairs to upper accommodation.

## Living room

15’6” x 11’6”

4.73m x 3.5m

Laminate flooring, gas fire, radiator, double glazed bay window to front, archway into dining area.

## Dining Room

10’6” x 9’2”

3.2m x 2.8m

Door from hallway into dining area, laminate flooring, double glazed window to front, radiator, archway into living area.

## Kitchen

7’7” x 14’9”

2.3m x 4.5m

Stone flooring, tiled back splash, door into hallway, door out to rear garden, two double glazed windows looking out over the rear garden. Radiator, breakfast bar, cupboard housing boiler. Fitted base and wall units, stainless steel sink and drainer, integrated oven and hob with extractor fan above, space for washing machine and dishwasher.

## First Floor Landing

Double glazed window to the side, natural wooden floorboards, door to bathroom and 3 bedrooms, stairs up to attic room, stairs down to entrance hallway

## Shower Room

6’4“ x 6’9”

1.94m x 2.05m

Stone walls and flooring, integrated mirror, double glazed frosted window to rear. Heated towel rail, WC, wash hand basin, corner shower

## Bedroom 1

14’ x 11’6”

4.26m x 3.5m

Double glazed window to front, natural wooden floorboards, radiator.

## Bedroom 2

9’9” x 9’11”

2.96m x 3.03m

Double glazed window to rear, natural wooden floorboards, integrated wardrobe, radiator.

## Bedroom 3

7’7” x 10’8”

2.3m x 3.26m

Double glazed window to front, natural wooden floorboards, radiator.

## Attic Room

12’4” x 10’9”

3.75m x 3.28m

Fitted carpet, integrated storage cupboard, access to eves, decorative fireplace, radiator, double glazed velux window.

## Garage

10’11“ x 23‘

3.22m x 7m

Up and over door to front from the driveway, window and pedestrian door to side, light, sockets and access to water from tap inside the garage.

## Exterior

To  the front of the property there is a fenced in front garden, a driveway leading from the front to the rear. The rear garden consists of a paved area outside of the kitchen with a path leading to steps up to a raised area at the very rear of the garden. There is a door into the garage and a gate to the driveway.

## 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.

## Floor Plans

Living Room
Kitchen
Dining Room
Entrance Hallway
Cupboard

Garage

wardrobe
Bedroom 1
Bedroom 2
Bedroom 3
Upper Hallway
Bathroom

Attic Room
eaves storage
cupboard

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