

3, Cairn Drive
Dumfries
DG2 0BY
Offers in the region of £85,000

www.JHSLAW.co.uk

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3, Cairn Drive, Dumfries, DG2 0BY

PROPERTY SUMMARY

A fantastic opportunity for first-time buyers or young families, this chain-free mid-terraced home is situated within the residential area of Lincluden.

The property offers two bedrooms, a lounge, kitchen/diner and shower room, along with generous outdoor space, off-street parking and an enclosed rear garden.

Ideally located close to local amenities, schools and regular bus routes to Dumfries town centre, this property offers excellent potential.

EPC: C

- ***Chain-Free***
- ***Off-Street Parking***
- ***Spacious Kitchen/Diner***
- ***Enclosed Rear Garden***
- ***Ideal for First Time Buyers***
- ***Close to Local Amenities***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW
8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

Offers in the region of £85,000



Property Description

Ideally positioned within the residential area of Lincluden, this well-proportioned, chain-free mid-terraced property offers an excellent opportunity for first-time buyers, couples and young families alike. Conveniently located close to a range of local amenities, schools and regular bus services to Dumfries town centre, the property offers comfortable accommodation with plenty of potential to create a lovely home.

The accommodation comprises an entrance vestibule, spacious lounge, kitchen/diner, two bedrooms and a shower room. Externally, the property benefits from generous outdoor space, including off-street parking to the front and an enclosed rear garden. Further features include double glazing and gas central heating throughout.

Lincluden is a well-established residential area, ideally placed for Lincluden Primary School, Cuckoo Bridge Retail Park, North West Community Campus and a variety of local shops and community facilities. Regular bus services provide convenient links to Dumfries town centre, where a wider selection of shops, restaurants, schools and leisure facilities can be found, together with the railway station and access to the major road networks.

Vestibule

4'7" x 3'11" or thereby
Providing a practical entrance to the property, the vestibule leads through to the main living accommodation.

Lounge

16'0" x 12'9" or thereby
A well proportioned reception room, enjoying plenty of natural light from the large front-facing window.





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Kitchen/Diner
16'0" x 10'5" or thereby
A spacious kitchen offering ample room for both cooking and dining. Fitted with a range of wall and base units, stainless steel sink and drainer, electric cooker and space for additional appliances. A door provides direct access to the rear garden.

Landing
The landing gives access to both bedrooms and the shower room, and benefits from a built-in storage cupboard, providing useful additional storage.

Bedroom One
12'5" x 11'5" or thereby
A well-proportioned double bedroom situated to the front of the property, featuring a front-facing window and built-in wardrobes for convenient storage.

Bedroom Two
12'1" x 9'2" or thereby
A further double bedroom enjoying a rear garden aspect.

Shower Room
7'2" x 6'6" or thereby
Fitted with a corner shower enclosure, WC and wash hand basin set within a vanity unit.

Outside
To the front, the property benefits from a paved garden area which provides off-street parking.

The fully enclosed rear garden is predominantly paved for ease of maintenance, with an additional section finished in stone chips. A timber garden shed provides useful outdoor storage.

Viewing
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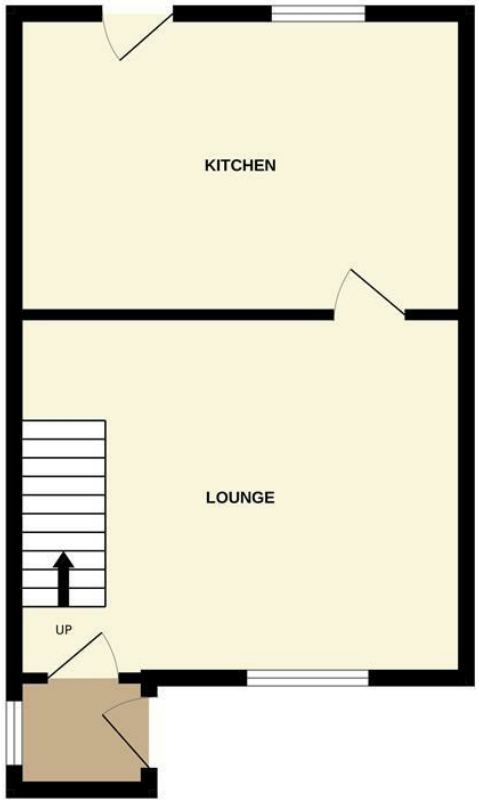



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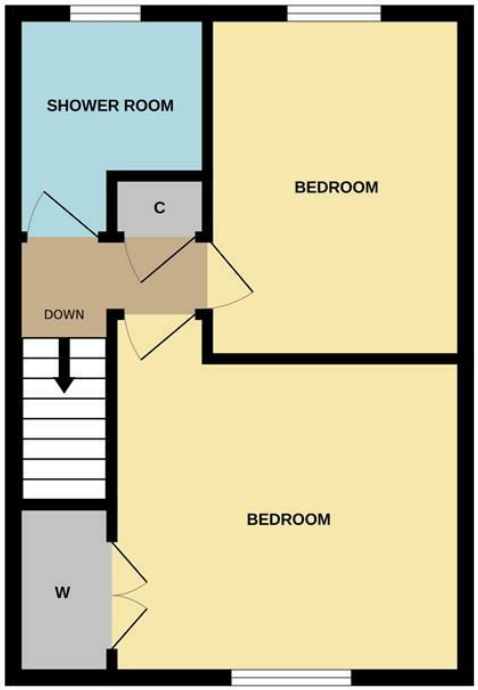
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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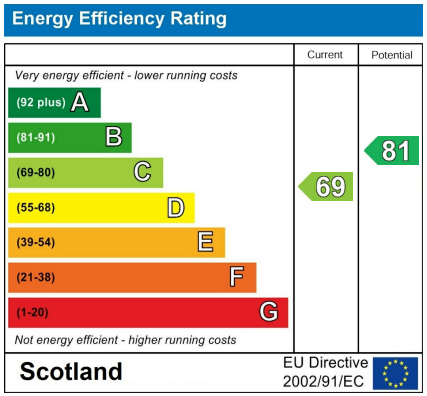
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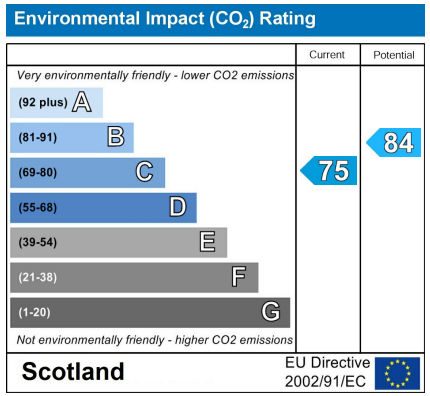
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Mid Terrace	Freehold	B	C	C





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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