

38B Eastfield Road, Dumfries, DG1 2EQ

Offers Over £135,000



Deceptively spacious 2 bedroom first floor flat with gas central heating, double glazing, off street parking and garden. Only a short walk to Dumfries Town Centre, DG1 Leisure Centre, Supermarkets, Primary and High Schools and within walking distance of Dumfries Train Station.



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WWW.POLLOCKMCLEAN.CO.UK

Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
01387 255414



Measurements (all approx.)

Entrance hall – 4.92m x 1.09m
Shower Room – 3.10m x 1.74m
En-suite – 2.26m x 1.20m

Living Room – 4.99m x 3.68m
Bedroom 1 – 3.67m x 3.37m
Attic Room – 5.80m x 4.32m

Kitchen – 3.05m x 2.47m
Bedroom 2 – 4.87m x 3.73m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance hall with under stairs storage cupboard. Stairs to first floor with hand rail and bannister. Window to rear. Hallway with doors to living room, kitchen, two bedroom, shower room and stairs to attic floor. Built-in cupboard with shelves and electrics.
- Spacious living room with windows to the front and side. Gas fire with marble fireplace.
- Modern fitted kitchen with wall and base units. Sink and half with mixer tap and left hand drainer. Integrated dishwasher, fridge/freezer, and electric cooker and 4 ring gas hob with extractor fan. Window to rear.
- Shower room with shower cubicle, W. C., wash hand basin with mixer tap. Plumbed for washing machine. Window to rear. Part tiled. Part splashback. Heated towel rail.
- Bedroom one which is a good size with window to side.
- Bedroom two with en-suite also a good size with window to front.
- Modern en-suite shower room with shower cubicle, W. C., and wash hand basin with vanity. Window to front. Part splashback.
- Stairs to attic floor which is a good size and two Velux windows.
- There is parking to the front. Garden to the rear laid to lawn.



