

BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

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104 Irish Street, Dumfries, DG1 2PB Tel: 01387 255695

10 PARKFOOT MEADOWS, DUMFRIES

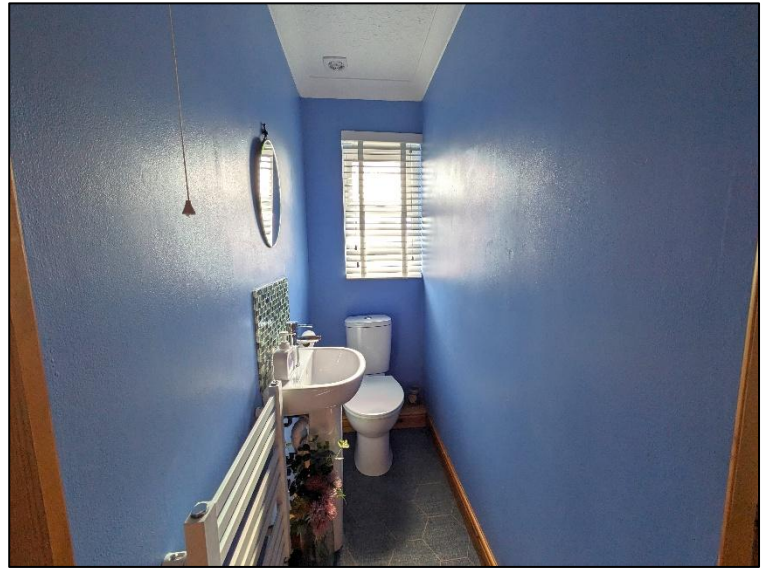


Detached 3 bedroom property on corner plot within secluded, private cul-de-sac located on the fringes of the town. Presented in immaculate walk-in condition and tastefully designed. Close to Dumfries Town Centre, Schools, Golf Course, Leisure Club, and all local amenities. Accommodation comprises: Entrance Hallway, Lounge, Dining Room, Kitchen, Downstairs WC, Office, 3 Bedrooms (1 Ensuite), Family Bathroom and Garage. Double Driveway and Garden to the front, side and back. Double Glazing and Gas Central Heating throughout.

GUIDE PRICE £250,000

General: Immaculately presented detached family home set in desirable location situated just off the Moffat Road in Dumfries. Within walking distance, or a short drive to Dumfries Town Centre. The property is within easy reach of Schools, Golf course, Bannatynes Leisure Club, River walks and Parks. Easily commutable to the new DGRI, supermarkets, retail parks, bars & restaurants. Walk or short drive to Dumfries Sports Club, Nunholm which is a multi-sport club and short drive to DG One Sports and Leisure Complex. Dumfries also offers leisure activities which include QOS Arena, Dumfries Ice Bowl and King George V sports club. There is a regular bus service and Dumfries offers transport links via train and bus to cities North and South of the region and ease of access to motorway. Dumfries & Galloway boasts a beautiful coastline and has a vast offering of forests and historical points of interest to be explored.

ACCOMMODATION COMPRISES: Decorative brick alcove porch gives entry into property through wooden door with frosted glass panel to side. Opening into the welcoming entrance hallway which features wooden effect laminate flooring which extends through to dining room, lounge and kitchen. The hall includes ceiling light, radiator and gives access to the dining room, WC and lounge in addition to stairs leading to upper landing. The dining room is front facing with radiator, ceiling light and elegant bay window. This room has the potential to be multi-purpose, allowing the homeowner to use the space to suit their individual needs. The downstairs restroom is fitted with vinyl flooring, WC, sink, heated towel rail, ceiling light and frosted window to side. The ample sized lounge is rear facing with radiator, ceiling light and gives access to kitchen. The lounge features a gas fire mounted on onyx hearth with wooden mantle and surround. The kitchen is light and airy with patio doors set in bay window style surround leading out to back garden. Fitted with ceiling spotlights, radiator, and a range of modern wall cupboards, base units and wooden worktops. Integrated oven with gas hob and extractor hood, acrylic 1 ½ drainer sink unit with overlooking window to side of house. Carpeted stairs lead to upper landing giving access to all bedrooms and bathroom. The hatchway to the loft is located on the upper landing as is linen cupboard which houses the hot water tank. All bedrooms are carpeted with ceiling lights, radiators and windows, two rear facing, and master bedroom front facing. The master bedroom benefits from built in wardrobes and en-suite which comprises WC, wash hand basin, and shower cubicle with sliding glass screen door, Respatex surround and mains shower. Frosted window to front, vinyl flooring, ceiling light and heated towel rail. The main family bathroom encompasses standard bathroom fittings comprising WC, wash hand basin, bath with overhead mains shower and glass screen. Frosted window to rear, heated towel rail, vinyl flooring and ceiling light. The bathroom is fitted with Respatex panels around wet areas. The garage opens to the front of the property, has ample storage space and is fitted with roller door. The garage has been partially converted into an office space. The office is an excellent addition to the property, has its own private entrance via the side of the house, and would suit persons working from home or those who offer personal services/therapies. The office houses the electric meters and 'Suprima' boiler. Double driveway and lawn to front and side of property with wooden gates either side of the house to access the back garden and fence to border the garden space to rear. The back garden has a large, sculpted patio area with flowers beds either side and steps leading to lawn.







Measurements:

Dining Room: 8' 6 x 9' 7 (2.62m x 2.97m) AWP

Downstairs WC: 6' 4 x 2' 7 (1.96m x 0.82m)

Lounge: 14' 2 x 11' 3 (4.33m x 3.45m)

Kitchen: 11' 5 x 11' 1 (3.50m x 3.38m) AWP

Office: 7' x 11' 9 (2.14m x 3.63m)

Master Bedroom: 12' 3 x 11' 5 (3.76m x 3.51m) AWP

En-suite: 6' 7 x 3' 9 (2.05m x 1.19m)

Bedroom 2: 12' 2 x 7' (3.73m x 2.12m) AWP

Bedroom 3: 13' 4 x 10' 5 (4.09m x 3.21m) AWP

Bathroom: 4' 9 x 6' 8 (1.50m x 2.10m)



GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is intended for general illustrative purposes only.

Notes:

Post Code: DG1 1PA EPC Rating – D Council Tax Band – E

Extras - Carpets and Blinds are included

All dimensions are approximate and quoted for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances do not imply that they are necessarily in working order or fit for purpose. Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed. These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr LLP, Solicitors Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer. Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.

Viewing: To arrange a viewing please contact the selling agents on 01387 255695

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