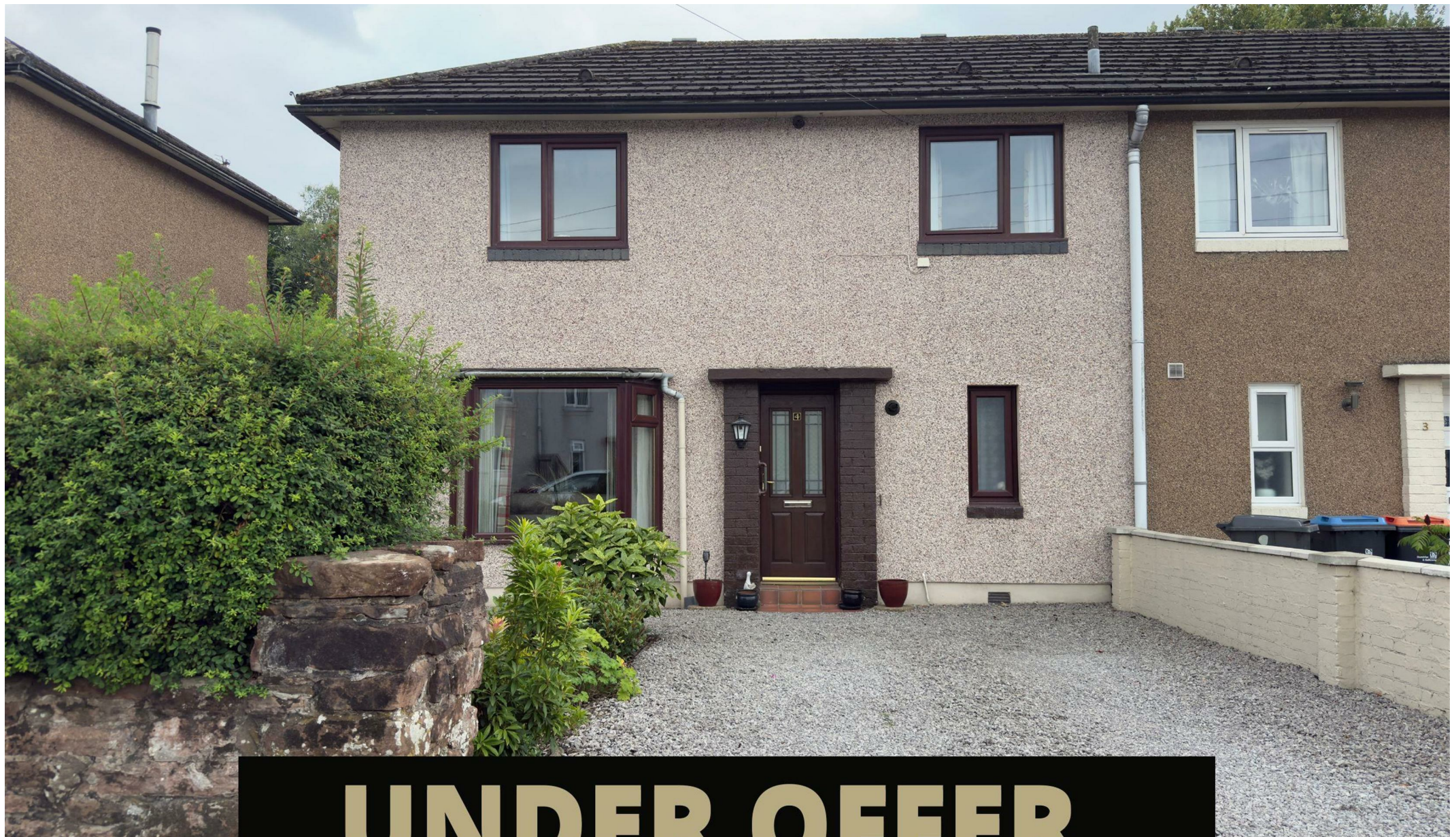




4, Bloomfield
Dumfries
DG1 1SG
Offers in the region of £155,000



 **01387 739000**
 **info@jhslaw.co.uk**

4, Bloomfield, Dumfries, DG1 1SG

PROPERTY SUMMARY

This well-presented semi-detached property is conveniently located within the Bloomfield area of Dumfries.

Offering well-proportioned accommodation across two floors, the property comprises three bedrooms, two reception rooms, a kitchen, utility room, shower room and WC.

Externally, there is ample off-street parking to the front, while the rear garden features a paved patio, lawn, stone-chip area and established planting.

Ideally positioned just off the Dumfries bypass with easy access to local schools, supermarkets, the town centre and nearby walks, this property would make an excellent home for first-time buyers, couples or families alike.

EPC: D.

- ***Versatile Living Space***
- ***Modern Fitted Kitchen***
- ***Convenient Location***
- ***Ample Off-Street Parking***
- ***Landscaped Rear Garden***
- ***Generous Living Areas***

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 £155,000



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8 Bank Street, Dumfries
DG1 2NS



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Property Description

This well-presented semi-detached property is located within the convenient Bloomfield area of Dumfries.

The ground floor accommodation is particularly well connected, creating a natural flow between the rooms to form a comfortable and sociable space for family living and entertaining. The accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room, shower room, three bedrooms and a WC.

The property benefits from gas central heating and double glazing throughout.

Externally, the property benefits from ample off-street parking to the front, together with a landscaped lawn and planting borders. To the rear, steps lead down from the kitchen into the garden, where there is a paved patio area providing an ideal space for outdoor seating. The remainder of the garden is laid with stone chips and complemented by a variety of planting borders and established shrubbery.

The property is ideally positioned for access to a range of local amenities and is conveniently situated just off the Dumfries bypass. All areas of Dumfries are within easy reach, including supermarkets and local schools, with the newly opened Dumfries High School also nearby. Dumfries town centre is easily accessible and offers a range of shops, cafés, restaurants and other amenities.

For those who enjoy the outdoors, there are lovely walks nearby, including the Burns Walk along the River Nith and the Caledonian Cycle Path.

The property would be well suited to a range of buyers, including first-time buyers, couples and families alike, and offers comfortable accommodation in a convenient residential location.



Hall

The entrance hall provides access to the ground-floor accommodation, with stairs leading to the upper floor.

Lounge

16'0" x 11'9" (or thereby)

A spacious, front-facing lounge featuring a gas fireplace with stone surround, along with useful alcove storage space and a built-in cupboard.

Dining Room

9'10" x 8'6" (or thereby)

The dining room is located off the lounge and also benefits from a door leading through to the kitchen, providing excellent connectivity between the living spaces. The room enjoys views over the rear garden.

Kitchen

11'1" x 8'6" (or thereby)

The kitchen features a range of modern base and wall units along with a complementary worktop. There is a gas hob, integrated double oven, sink and drainer, together with space for white goods. A door provides direct access to the rear garden.

Utility

12'1" x 6'10" (or thereby)

A useful and versatile space providing plenty of room for storage, along with space for white goods.

Shower Room

8'10" x 5'10" (or thereby)

The well-appointed shower room comprises a shower cubicle, wash hand basin and WC.





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Bedroom One

16'4" x 8'10" (or thereby)

A spacious double bedroom benefiting from dual-aspect windows, allowing plenty of natural light into the room.

WC

4'3" x 2'11" (or thereby)

A useful WC conveniently located off the master bedroom.

Bedroom Two

13'1" x 6'10" (or thereby)

A second double bedroom with a front-facing window.

Bedroom Three

10'2" x 8'6" (or thereby)

A third bedroom, which enjoys views over the rear garden and benefits from a built-in wardrobe.

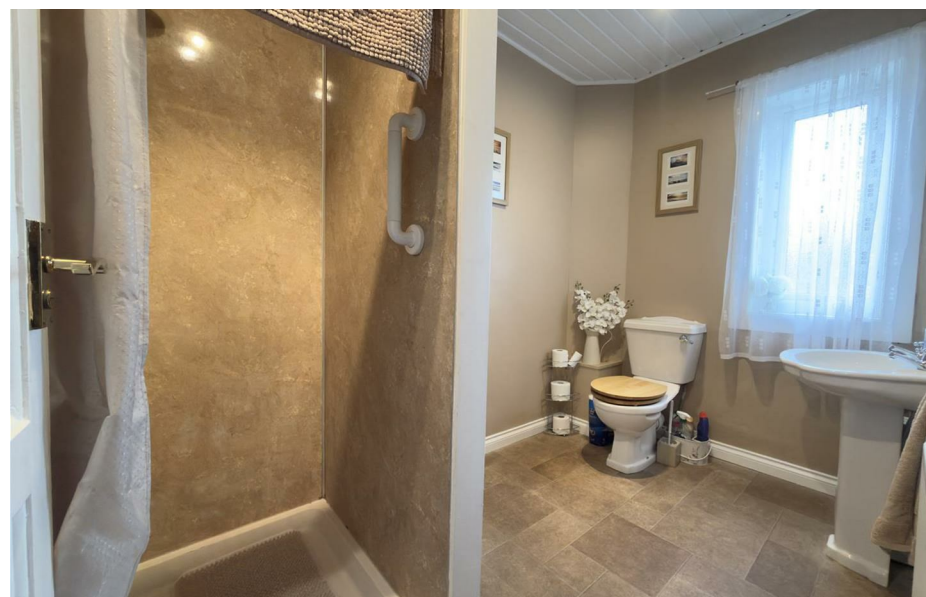
Outside

The property benefits from ample off-street parking to the front, together with a lawn area and planting border.

To the rear, a short flight of steps leads down from the kitchen into the garden. The garden features a paved patio area providing space for outdoor seating, along with a stone-chip area and a variety of planting borders and established shrubbery.

Viewing

By arrangement with the Selling Agents.





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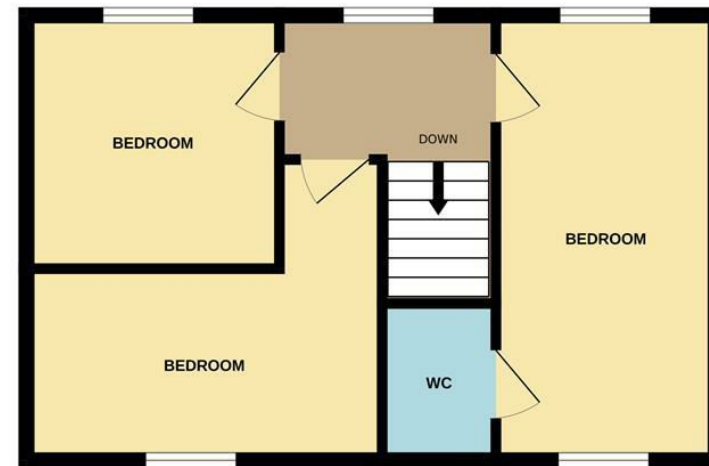


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GROUND FLOOR



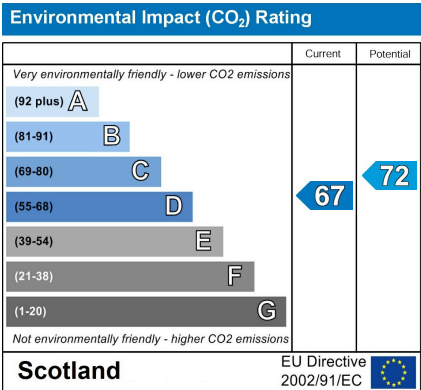
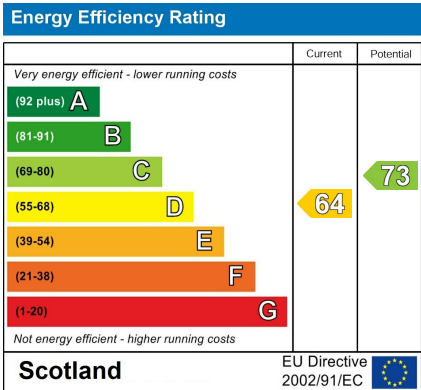
1ST FLOOR



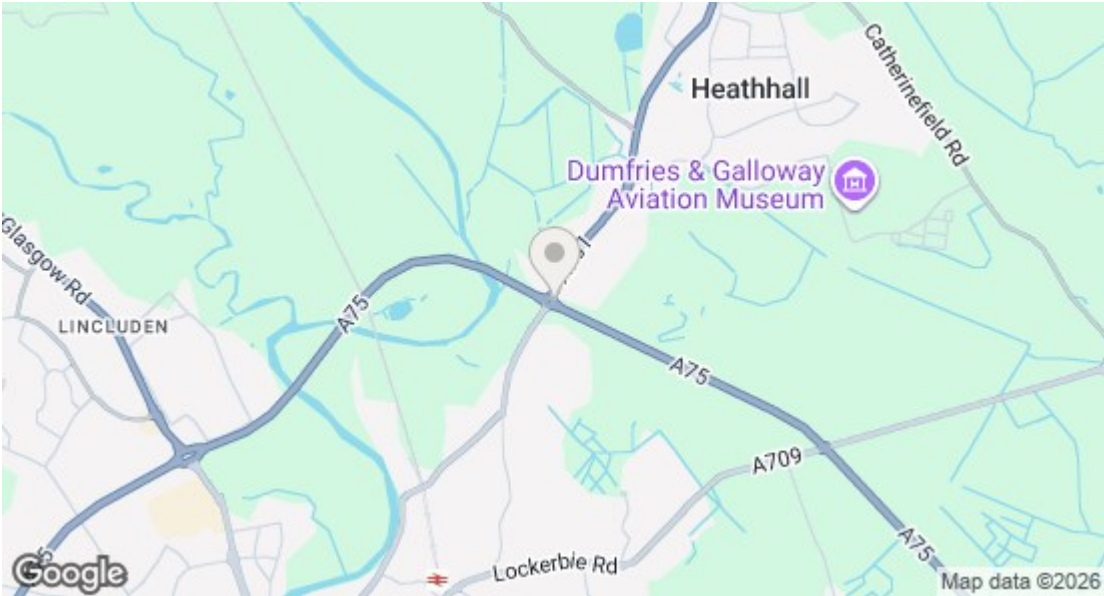
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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4 Bloomfield Dumfries DG1 1SG

House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - End Terrace	Freehold	C	D	D



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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