

2 Essex Park Cottages, Kellwood Place
Dumfries
DG1 4JA
Offers in the region of £100,000

www.JHSLAW.co.uk

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2 Essex Park Cottages, Kellwood Place, Dumfries, DG1 4JA

PROPERTY SUMMARY

Situated on Kellwood Place within the popular residential area of Georgetown, this mid-terraced house offers comfortable internal accommodation throughout.

The accommodation comprises an entrance hall, living room with home office space, kitchen, shower room and attic bedroom.

Externally, the property benefits from an enclosed, split-level rear garden

Ideally suited to first-time buyers, professionals and downsizers, this is an excellent opportunity to acquire a well-proportioned home in a convenient and sought-after location.

EPC = C.

- ***Spacious Mid-Terraced Bungalow***
- ***Attic Floor Double Bedroom***
- ***Contemporary Kitchen & Shower Room***
- ***Enclosed Rear Garden***
- ***Located on Kellwood Place, Dumfries***
- ***Ideally Suited To First-Time Buyers, Professionals & Downsizers***

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 £100,000



Property Description

This mid-terraced house is located on Kellwood Place, within the popular residential area of Georgetown, Dumfries.

The deceptively-spacious accommodation comprises an entrance hall, a living room with home office space, kitchen, shower room and attic floor bedroom.

Externally, the property benefits from an enclosed, split-level rear garden ideal for gardening and relaxing whilst also creating a secure environment for children and pets.

Ideally positioned for everyday convenience, the property is within easy walking distance of both Georgetown and Calside Primary Schools' and local convenience stores. Dumfries High School and St. Josephs' College are the nearest secondary schools, while a variety of amenities including supermarkets, a library and restaurants are located within the vicinity. Dumfries town centre is located approximately five minutes away by car, with bus routes in the immediate vicinity of the property.

This property would ideally suit a first-time buyers, professionals and/or downsizers and should be viewed to fully appreciate the accommodation on offer.

Entrance Hall

6'2" x 3'11" or thereby
Access into the property is directly into the Entrance Hall, benefitting from built-in storage.





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Shower Room
8'2" x 5'10" or thereby
The contemporary shower room consists of a walk-in shower enclosure with a twin-head mains shower unit, a WC and wash hand basin with vanity unit.

Living Room
15'8" x 16'0" or thereby
The well-proportioned living room features a multi-fuel stove with slate hearth, and open-plan stairs to first floor level. There is also a useful area ideally designed for home working.

Kitchen
7'10" x 9'10" or thereby
Comprising a generous range of fitted base and wall units and complementary work surfaces, with integrated electric oven, electric hob with extractor over, and a stainless steel sink and drainer unit. Spaces are also available for additional free-standing white goods.

Bedroom
15'1" x 13'9" or thereby
Situated on the attic floor, the double bedroom boasts three built-in cupboards, providing the property with excellent storage.

Outside
The split-level rear garden is fully-enclosed, providing a safe environment from both children and pets, with a slabbed patio area and raised lawn. There is also a useful timber garden shed.

EPC = C

Viewing Arrangements
Please contact JHS LAW on (01387) 739000 to arrange a viewing.





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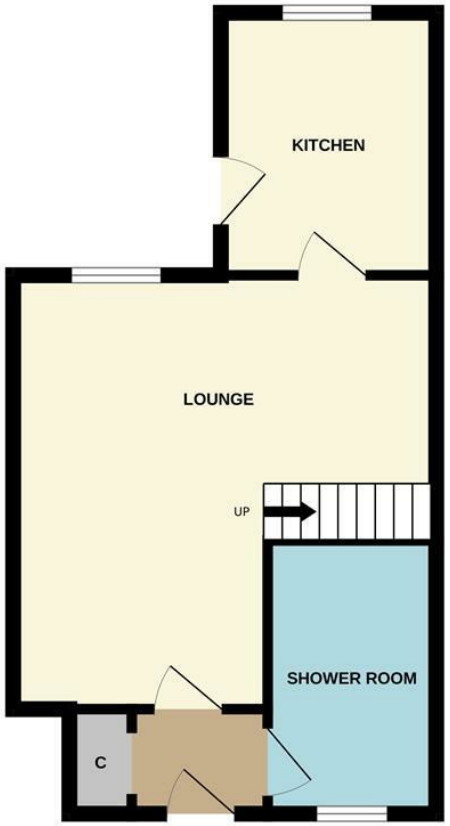
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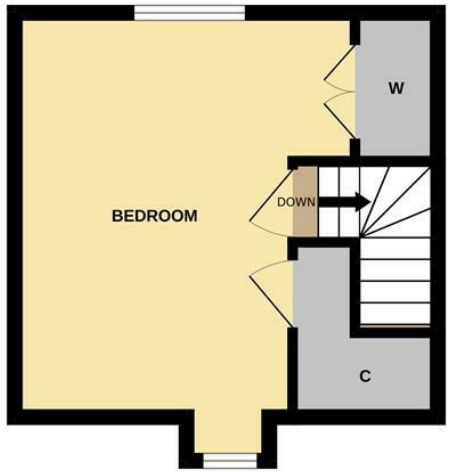
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GROUND FLOOR



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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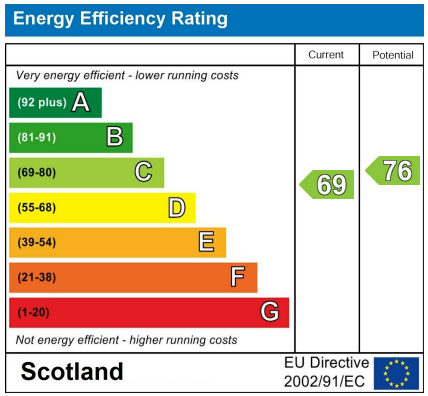
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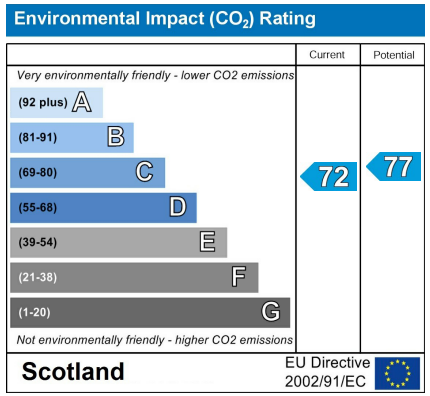
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Mid Terrace	Freehold	B	C	C





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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