



Excellent 3 bedroom extended end terrace with fantastic development potential

Popular location - perfect first time buyer or buy to let investment

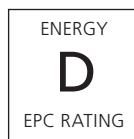


25 Ashfield Drive

Summerville, Dumfries, DG2 9BP



Scan Here!



25 Ashfield Drive Summerville, Dumfries

Ashfield drive in Dumfries is a great place to call home. It is ideally placed for both commuting and leisure with a good range of amenities nearby. There is also a good range of schools to be found within the area.

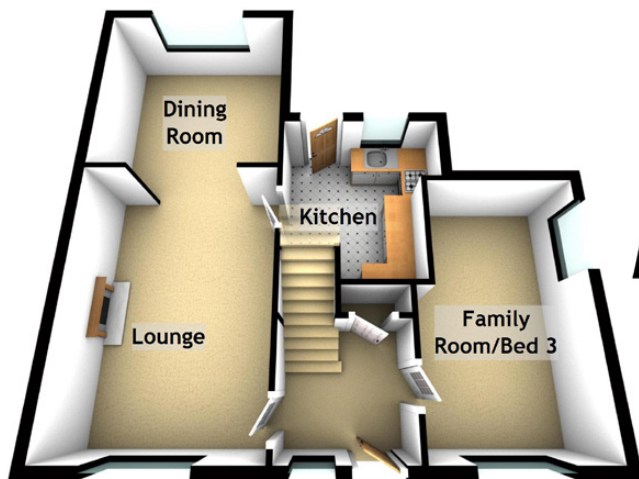
Part Exchange available. We are delighted to offer to the market this wonderful three bedroom family home. Set in a perfect and secure end-terrace position, in a quiet area and with a great neighbourly spirit all around it, it's ideal for a growing family. This area is always very popular, due in part to some of the old fashioned values preferred by families, - the streets are quiet enough for the kids to play together in safety and everybody actually knows each other. The property has been in the ownership of the current family for at least 50 years or so pointing to its enduring appeal as a great home to raise a family.

Accommodation comprises: a bright and airy lounge/diner benefiting from lots of natural light with a gas fire and surround, there is space here that you just don't get in a new build property. The kitchen has a good range of wall and base units with space for a cooker, washing machine and fridge freezer, there is also a handy utility cupboard off the kitchen. There is a formal dining room which doubles as a third bedroom/home office or study on the ground floor. The family bathroom has a tap fed shower over the bath. It is anticipated a new owner would seek to upgrade the bathroom and the kitchen to a more contemporary style. There are two good sized double bedrooms upstairs one of which has built in storage.

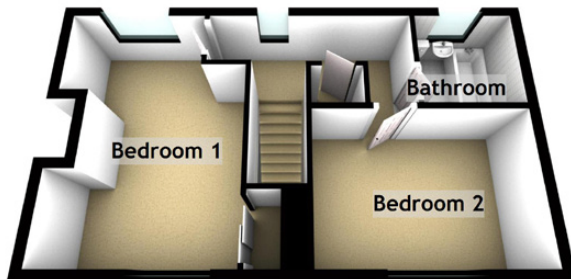
The double glazing and gas central heating help to keep the house warm and comfortable. Parking is on street, adjacent to the front of the property with the potential to easily open up the front garden for off street parking. The rear split level garden is a great size for a family and would be perfect for a summer barbecue with friends. This is a great property for any young family to buy and develop into a stunning family home or it could make a fantastic buy to let property. Early viewing is strongly advised for this 'little jewel', let your interior design flair run wild and six months from now you could be the owner of the most up to date house in the street.



Ground Floor



First Floor

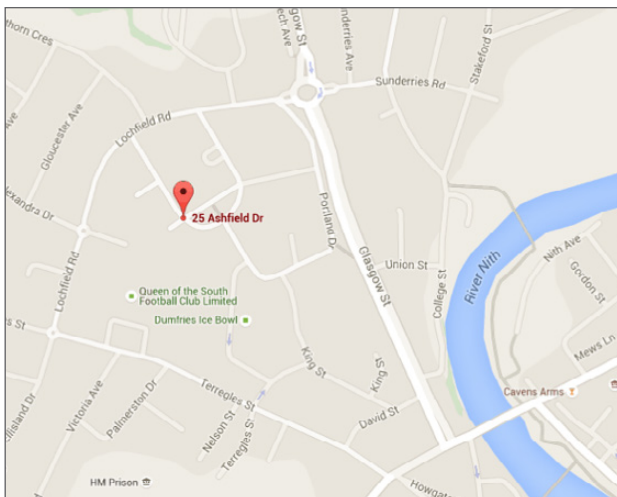


APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.83m (15'10") x 3.46m (11'4")
Kitchen	3.02m (9'11") x 2.83m (9'3")
Dining Room	3.46m (11'4") x 3.34m (10'11")
Bedroom 1	4.85m (15'11") x 3.46m (11'4")
Bedroom 2	4.08m (13'5") x 2.94m (9'8")
Family Room/Bed 3	4.82m (15'10") x 2.85m (9'4")
Bathroom	2.04m (6'8") x 1.81m (5'11")

Gross internal floor area (m²) - 98



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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