



Beechwood, Maxwell Street, Dumfries **Offers Over £225,000**







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Sandstone Detached House
For full EPC please contact the branch

Property Description

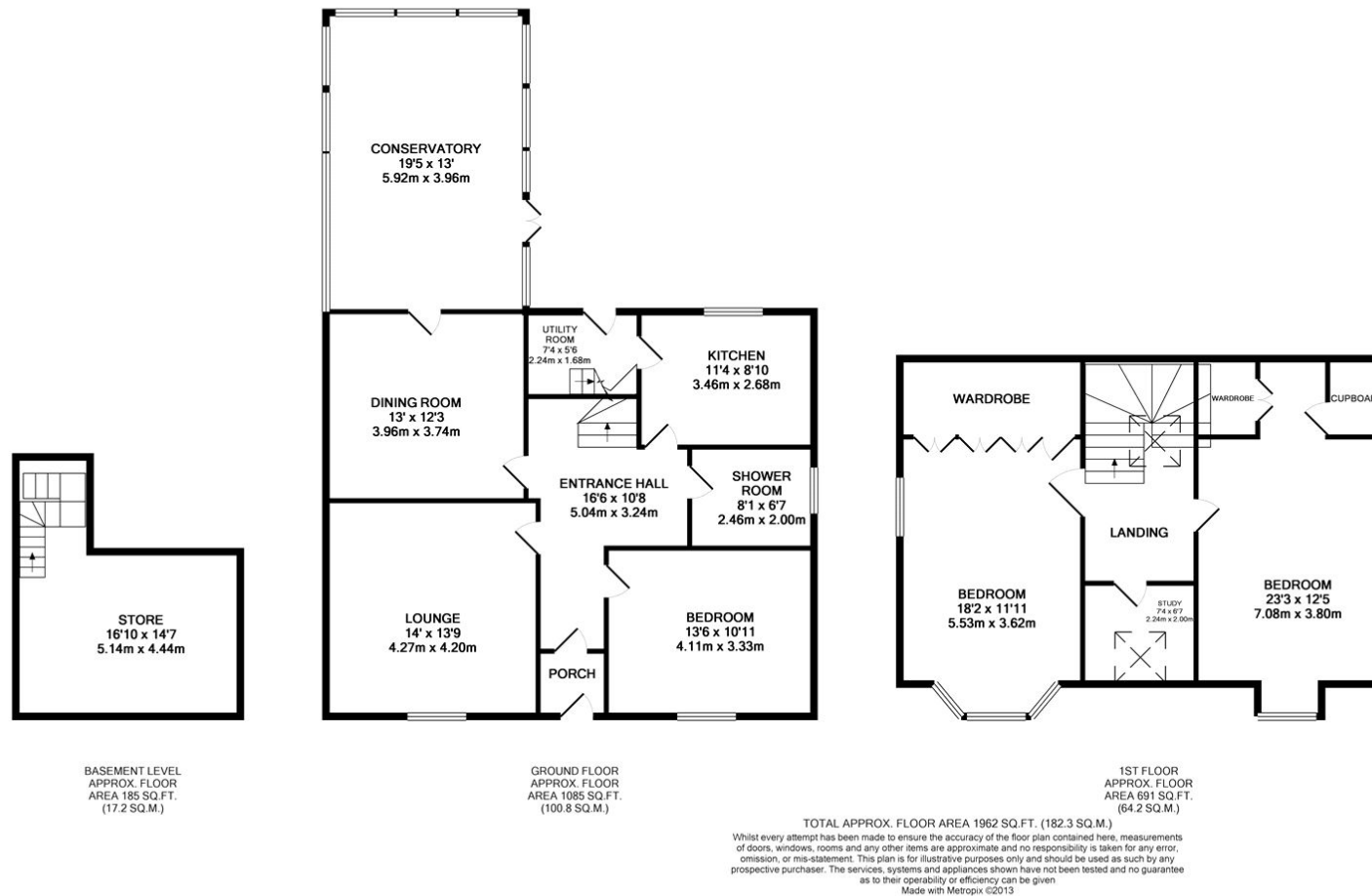
Your Move are delighted to welcome to the market this spacious sandstone detached house. This three double bedroom, two public room house has been tastefully finished throughout. Property comprises entrance vestibule, hall, lounge, bedroom, dining room, conservatory, shower room / WC, kitchen, utility and stairs for cellar access. On the first floor there are two double bedrooms and a study. Externally there is a mature landscaped garden to the rear with various vegetable growing areas, two separate lawns as well as a paved sitting area, to the front there is parking for approximately 4 cars. Property benefits from gas central heating and double glazing. Internal viewing is strongly recommended to appreciate the size and condition of property on offer. EPC Rating = Band C.

Our View

This is a fantastic opportunity for any family to purchase a well finished family home, with many traditional features. This property offers the space internally, viewing is strongly recommended to appreciate the size and condition of the property on offer.

Location

The property is set less than 0.5 mile from Dumfries town centre. Dumfries is the capital town of Dumfries and Galloway, offering a wide range of amenities across all categories, from five major supermarkets, to high street shopping. There is a range of restaurants in and around the town, cinema, museums and various leisure options. There are primary and secondary schools, doctors surgeries, dentists and the regional Dumfries



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Queensberry Street, Dumfries, DG1 1EX

01387 257666 * Dumfries@your-move.co.uk

