

3 Princess Walk, Dumfries, DG2 0PW

Offers In The Region Of £100,000



This modern and delightful mid-terraced two bedroom property which is situated in a well-established residential area near a range of local amenities including shops, North West Campus, larger retail and on a bus route to Town Centre. The property benefits from double glazing, gas central heating and good sized gardens.



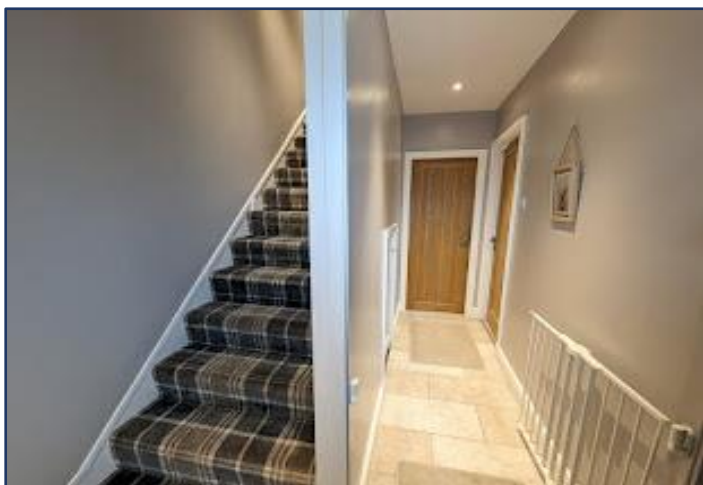
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### Measurements (all approx.)

Living Room – 4.53m x 3.07m  
Master Bedroom – 5.46m x 3.17m

Kitchen/Diner – 5.10m x 2.66m  
Bedroom 2 – 4.44m x 3.16m

Shower Room – 1.88m x 1.66m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.

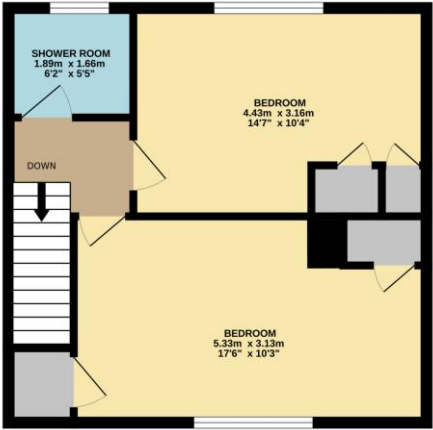


#### Accommodation comprises:

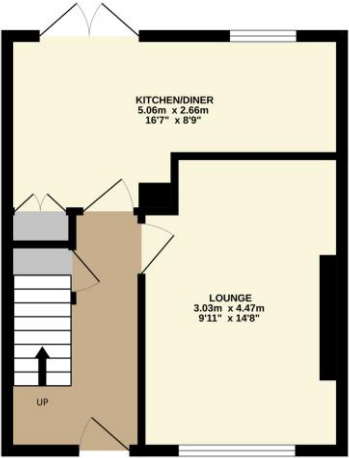
- Entrance hall with undertairs cupboard housing electrics, coat hooks, tiled floor. Doors to living room, kitchen/diner and stairs to first floor.
- Bright living room with window to front and electric fire with wooden mantel.
- Modern kitchen/diner with fitted wall and base units, integrated electric oven and four ring gas hob with extractor fan. Part tiled. Sink and vegetable preparation with mixer tap and right hand drainer. Integrated fridge/freezer. Built-in pantry with shelves. Window and patio doors to garden.
- Stairs to first floor with banister. On the landing there is a loft hatch and doors to two bedrooms and shower room.
- Master bedroom is a large bright room with window to the front, one built-in cupboard with shelves and housing the boiler. Further built-in cupboard with hanging rail and shelf.
- Bedroom two is a spacious bedroom with window to the rear and two built-in cupboards, one with shelves and one with hanging rail and shelves.
- Shower room with W. C., wash hand basin with mixer tap and power shower, part splashback and window to rear.
- The front garden is easily maintained laid to stone. There is an alleyway to the side which is shared with the neighbour. Good size rear garden which is teared, mostly laid to lawn. Clothes poles and patio area.







1ST FLOOR



GROUND 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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