



A B & A
Matthews

7 Janefield Gardens
Dumfries
DG2 7QA

Offers in the region of £150,000



Dumfries is a historic market town in southwest Scotland, often described as the “*Queen of the South*.” It lies on the River Nith, a few miles from the Solway Firth, and serves as the main town of the Dumfries and Galloway region. The town is known for its strong literary heritage, most famously associated with Robert Burns, Scotland’s national poet, who spent his final years there and is buried in St Michael’s Churchyard. Dumfries has a blend of historic buildings, such as medieval bridges, Georgian houses, and museums, alongside modern shops and amenities. Surrounded by rolling countryside, farmland, forests, and nearby coastline, Dumfries is a gateway to outdoor activities like walking, cycling, and wildlife watching. The town has a friendly, community-focused atmosphere, a lively local arts scene, and hosts regular festivals and markets. Overall, Dumfries combines history, culture, and natural beauty, making it an important cultural and economic centre in southern Scotland.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Key Features:

- **Semi-detached property**
- **Three bedrooms**
- **Off-road parking**
- **Benefits from double glazing & gas central heating**
- **Easily maintained garden**

A well-presented semi-detached family home located in the popular town of Dumfries. The property offers three bedrooms, providing comfortable and flexible living accommodation ideal for families. Additional benefits include off-road parking and an easily maintained garden, perfect for those seeking low-maintenance outdoor space. The home is further enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Conveniently situated close to local amenities, schools, and transport links, this property represents an excellent family home in a desirable location.



GROUND FLOOR ACCOMMODATION

Entrance Porch – 2.80m x 1.20m

UPVC wood effect entrance door. Pine panelling to dado rail height. Glazed door gives access to the hall.

Hall – 3.08m x 1.23m

Access to the first floor. Built-in shelved storage cupboard. Radiator.

Lounge – 4.45m x 4.05m

The open-plan lounge/dining area is a bright and welcoming space, featuring a front-facing window that overlooks the front garden and allows an abundance of natural light to fill the room. An attractive ornate fireplace with a coal-effect gas fire forms a charming focal point, adding warmth and character. The room is further complemented by a radiator, ensuring comfort throughout the year, and offers ample space for both relaxing and dining.

Dining Room – 4.15m x 3.62m

The dining area, open plan with the lounge, is a bright and inviting space featuring a window overlooking the front garden, allowing plenty of natural light. The area provides ample room for family dining and entertaining, and is complemented by a radiator, ensuring a comfortable environment year-round.

Kitchen – 3.26m x 2.40m

Rear facing window overlooking the rear garden. Fully tiled and fitted with a good range of wall and floor units, ample worktops and 1½ bowl composite sink.

Integrated electric oven with gas hob and extractor above. Space and plumbing for washing machine.



Store Room – 2.00m x 1.56m

Fitted with floor units and ample worktops to match the kitchen.

Conservatory – 3.18m x 2.80m

The conservatory is glazed on three sides, creating a light and airy space that enjoys views of the surrounding garden. A polycarbonate roof provides shelter while allowing natural light to flood in, making this a versatile area suitable for relaxation or additional living space throughout much of the year.



FIRST FLOOR ACCOMMODATION

Landing

Spacious landing with access to the attic via hatch. Radiator.

Bedroom 1 – 4.14m x 3.09m

Front facing window. Radiator.

Bedroom 2 – 4.50m x 4.00m

L- shaped room with front facing windows. Radiator.



Bedroom 3 – 4.00m x 2.46m

Window to the rear overlooking the garden. Radiator.

Wet Room – 2.46m x 1.90m

Partial wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and mains water shower. Medicine cabinet. Radiator.



Garden

The property benefits from a driveway providing off-road parking. The garden is mostly laid to lawn, offering ease of maintenance, and is enhanced by mature shrubs that add colour and interest. A patio area provides an ideal space for outdoor seating and entertaining.

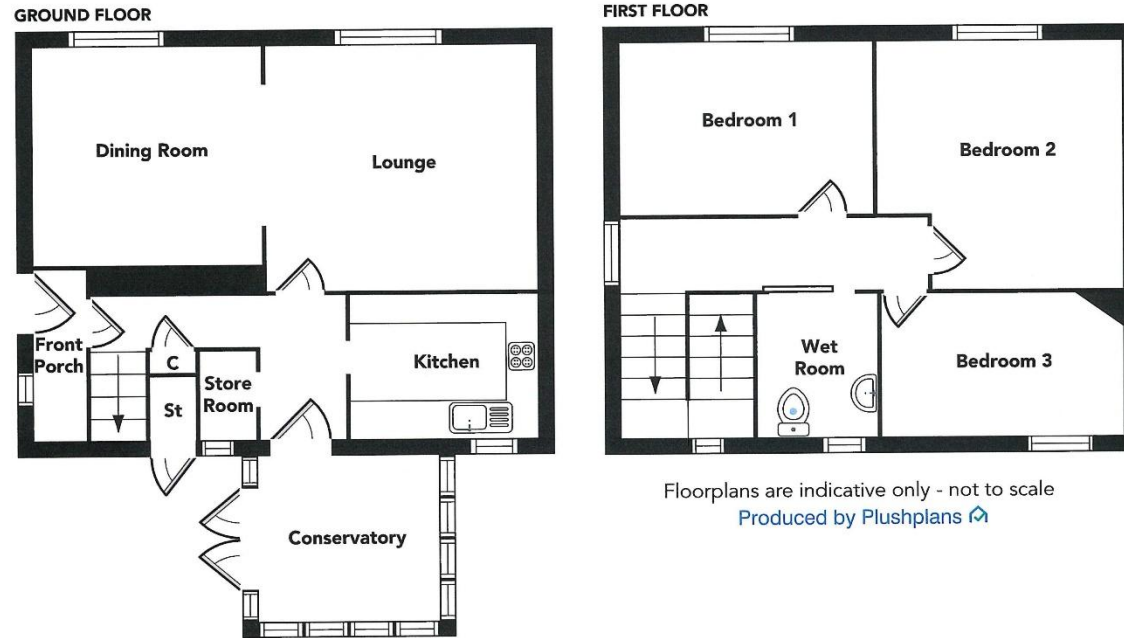
SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. EPC = D

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.





38/40 Albert Street • Newton Stewart • DG8 6EF • Tel: (01671) 404100 • Fax: (01671) 401443 • URL: www.abamattthews.com

The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.