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WILLIAMSON
& HENRY
Solicitors & Estate Agents



VIOLET GROVE

11 MAXWELL STREET, DUMFRIES, DG2 7AP

Delightful detached sandstone villa with an elevated position in a quiet residential location.



Accommodation:

Ground Floor:

Vestibule
Hall
Sitting Room
Open Plan Kitchen / Dining Room
Utility Room
Double Bedroom with en-suite shower room
Cellar store rooms

First Floor:

Bathroom
Double Bedroom 2
Double Bedroom 3
Double Bedroom 4
Study

Outside:

Garage, mature secluded garden, patio area, driveway with off street parking

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Violet Grove is a substantial detached sandstone house in popular residential area. The property provides well-proportioned and flexible accommodation throughout which would suit a number of different purchasers. The property has excellent views over Dumfries to the Moffat Hills beyond yet within easy reach of town centre and all local amenities.

Dumfries is a market town and former royal burgh which has a wide range of services and local amenities as well as being well connected to the A75 main trunk road, east and west.

ACCOMMODATION

Entered through a metal pedestrian gate off Maxwell Street with a path leading to Solid wooden front door with window above leads in to:-

VESTIBULE **1.7m x 1.3m (5'7" x 4'3")**

Solid Wooden front door with glazed window above providing natural light. High ceiling with ceiling cornicing. Tiled Floor.

HALL

This spacious hallway retains many of its original features. Accessed directly from the vestibule through a partially glazed inner door with glazed side screens. Fitted carpet. Radiator. High ceiling with original cornicing. Ceiling light. Telephone point. Built-in cloak cupboard. Sweeping staircase leading to all first floor accommodation.

SITTING ROOM **4.8m x 4.8m (15'9" x 15'9")**

This lovely spacious room is accessed directly off the main hall. The two large wooden sash and case windows provide ample natural light. This room also benefits from a high ceiling and the original decorative cornicing and ceiling rose as well as an open fire with tiled feature surround. Three radiators. Carpet. Ceiling light.

OPEN PLAN KITCHEN / DINING ROOM

This wonderfully light spacious room is accessed directly from the main hallway.

Dining Area Area **3.7m x 3.6m (12'2" x 11'10")**

Accessed directly off hall through solid wooden stripped door. Large sash and case window to the front overlooking the garden. Coved ceiling. Ceiling light. Original feature sandstone fire surround with living flame effect gas fire. Built-in shelved cupboard. Wooden painted floor.

Kitchen Area **3.7m x 3.7m (12'1" x 12'1")**

Recently installed contemporary shaker style fitted kitchen to the rear of the dining area with marble work surfaces. Stainless Steel gas range cooker with extractor hood above. Central Kitchen Island with butcher block wooden works surface providing additional worktop space and integrated waste disposal units and integrated dishwasher along with a handy breakfast bar area. Inset stainless steel sink with mixer tap above. Under cupboard lighting. Sash and Case window to rear with shutters. Radiator. Three ceiling low lighters.

UTILITY/BOOT ROOM **3m x 2.7m (9'10" x 8'10")**

Accessed either directly via the kitchen or from the garden this good sized utility area has plumbing for a washing machine. Fitted kitchen cupboards with Formica work surface above. White Belfast sink Sash and case window to the rear. Fluorescent strip light. Radiator. Space for tumble dryer. Vinyl Flooring.

DOUBLE BEDROOM 1 WITH EN-SUITE SHOWER ROOM **3.9m x 3.5m (12'9" x 11'5")**

This bright and airy room is currently used as a home office but would make an ideal ground floor master or guest bedroom. The room has ample natural light from the large Sash and case window to the side. Ceiling light. Carpet.

EN-SUITE SHOWER ROOM **2m x 1.8m (6'7" x 5'11")**

This large en-suite shower room is access through an obscure glazed door. Suite of White WC, Wash hand basin and large walk in shower. Obscure glazed sash and case window. Chrome heated towel rail.

CELLAR STORE ROOMS

Light and power.

Room 1 2.9m x 2.4m

Room 2 2.8m x 1.7m

Room 3 5.3m x 4.9m

Attractive carpeted sweeping stairway with original wooden handrail and ornate iron balustrade leads up to:-

First floor accommodation

Light spacious landing with carpet. Ceiling light. Velux window. Smoke alarm. Original cornicing. Access to loft space.

BATHROOM **2.7m x 2.5m (8'10" x 8'2")**

Recently modernised shower room with large walk in shower cubicle with tiled splash back and mains powered shower. Contemporary radiator. Suite of White WC, Wash hand basin and bath with tiled splash back. Shaker Style fitted bathroom cabinets. Vinyl flooring

DOUBLE BEDROOM 2 **3.9m x 3.7m (12'10" x 12'2")**

Spacious double bedroom with Sash and case window to side. Ceiling light. Original Ceiling cornicing. Carpet. Radiator.

DOUBLE BEDROOM 3 **3.9m x 3.8m (12'10" x 12'6")**

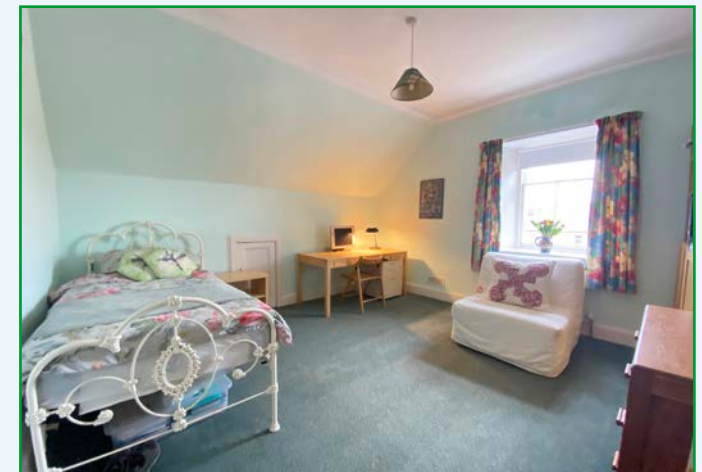
Partially coombed ceiling. Sash and Case window. Ceiling light. Ceiling cornicing. Carpet. Radiator. Under Eave storage.

DOUBLE BEDROOM 4 **4.4m x 4.2m (14'5" x 13'9")**

Spacious front facing bedroom with Sash and Case window overlooking the garden. Original ceiling cornicing. Ceiling light Partially Coombed ceiling. Carpet.

STUDY **5.9m x 1.8m (19'4" x 5'11")**

Coombed ceiling. 2 Velux windows to front. Under eave storage. Carpet.



OUTSIDE

Large Garage 5.8m x 3.2m

Up and over door. Side access door. Window. Ceiling light. Power.

Violet Grove has a large secluded and enclosed mature garden to the front with patio area providing a lovely space for alfresco dining. To one side are mature shrubs and apple trees providing a tranquil oasis in the heart of Dumfries.

POSSIBLE ALTERATIONS

In 2021 Planning Permission and a Building Warrant was obtained by the seller. There is therefore current permission in place for a ground floor extension to incorporate a conservatory, store, rear hall, and for one of the downstairs living rooms to be used as a ground floor bedroom with ensuite facilities.

The permission also incorporates consent for alterations at first floor level to reduce the size of the office and incorporate additional space and a dormer window in the master bedroom and additional ensuite. Further information and a copy of the relevant plans can be provided by Williamson & Henry if desired.

BURDENS

The Council Tax Band relating to this property is F.

ENERGY PERFORMANCE RATING

The Energy Efficiency Rating for this property is a Band D.

SERVICES

The agents assume that the subjects are served by mains water, mains electricity, mains gas and mains drainage but no guarantee can be given at this stage.

ENTRY

Subject to negotiation.

HOME REPORT

A home report has been prepared for this property and can be obtained by contacting One Survey on 0141 338 6222 or by simply logging on to www.onesurvey.org

GENERAL ENQUIRIES, VIEWING & OFFERS

We are able to offer interested parties a virtual reality walk through tour of the property. We have recently set up our own Dumfries and Galloway property channel on Vimeo at <https://vimeo.com/channels/dgpropertyforsale> which gives access to a short tour of our currently available properties but that a full virtual tour will be made available on request and should be seen before an actual viewing is arranged. Interested parties who would like a virtual viewing of the property should log on to <https://www.williamsonandhenry.co.uk/virtual-viewings> to access a full virtual tour of this property.

General enquiries regarding this property, or arrangements to view, should be made through the Selling Agents, Messrs Williamson & Henry, at 3 St Cuthbert Street, Kirkcudbright DG6 4DJ (Tel: 01557 331 049), (e-mail: property@williamsonandhenry.co.uk). Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses.

For the benefit of Solicitors, the DX Number is 580813, Kirkcudbright and the Fax Number is 01557 332 057.

Ref. SAK/SM/PITCR02-02



PROPERTY OFFICE: 3 ST. CUTHBERT STREET, KIRKCUDBRIGHT DG6 4DJ TEL: (01557) 331049
NEW GALLOWAY OFFICE: (Wednesdays only), High Street, New Galloway DG7 4RN Tel: (01644) 420440
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Purchasers should note that the Selling Agents have prepared these particulars to give an overall illustrative description of the property. None of the electrical items or mechanical equipment, where included in the sale, have been tested. Any photographs are purely illustrative and should not therefore be taken as indicative of the extent of the property or of what is included with the sale. Any areas, measurements and distances are given as a guide and should not be relied upon. The property is sold subject to the real burdens, servitudes, rights of way, wayleaves, conditions and others, stated within the title deeds but a full title examination has not been undertaken prior to the marketing of this property; Purchasers are advised to seek their own advice in this regard.

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