

BEDROOM 3

2.4m x 3.1m (7'10" x 10'2") Or thereby. Door off Landing. Double glazed window to front. Curtain pole. Curtains. Vertical louvered blind. Fitted carpet. Radiator. Power points. Pendant light with shade.



BEDROOM 4

2.4m x 3.5m (7'10" x 11'6") Or thereby. Door off Landing. Double glazed window to rear. Curtain pole. Curtains. Radiator. Laminate flooring. Pendant light with shade. Radiator. Power points.



BATHROOM

1.7m x 3.0m (5'7" x 9'10") Or thereby. Door off Landing. Double glazed window to rear. Bath. Wash-hand basin and w.c in fitted vanity unit. Over bath Mira shower. Shower screen. Downlighters. Contemporary radiator. Tiled floor with under floor heating.

Shower proof walls and tiling. Extractor fan.



DOUBLE GARAGE

5.8m x 5.9m (19'0" x 19'4") Or thereby. Door and step off Kitchen. Two remote controlled electronic doors. Partially glazed uPVC door to rear garden. Double glazed window. Light, power and shelving. Wall mounted central heating boiler.

OUTSIDE

Garden and driveway to front. Enclosed garden and patio to rear. External lighting. Security lights. Shed.



VIEWING

Telephone 07773 260911 for appointment.



33 MOUNTAINHALL PARK
DUMFRIES
DG1 4YS

HOUSE - DETACHED 4 BEDROOMS

£0

EPC = D

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.

Spcacious DETACHED HOUSE occupying desirable position within prestigious area close to Crichton Golf Course, Crichton University, Mountainhall Treatment Centre and very well placed for town centre and various amenities. Gas central heating. Double glazing. HALL; LOUNGE; DINING ROOM; CONSERVATORY; FITTED KITCHEN; STUDY; DOWNSTAIRS TOILET; STAIRWAY & LANDING; 4 BEDROOMS (one with EN SUITE SHOWER ROOM); BATHROOM. DOUBLE GARAGE. Driveway. Gardens front, side and rear. EPC=D

HALL

UPVC front door. Radiator. Smoke alarm. Laminate flooring. Ceiling light fitting. Power point. Curtain pole. Curtain. Central heating thermostat control.

LOUNGE

3.6m x 4.5m (11'10" x 14'9") Or thereby plus bay area. Glazed door off Hall. Double glazed bay windows to front. Curtain rail. Curtains. Vertical louvred blind. Radiator. Fitted carpet. Two ceiling light fittings. Living flame effect gas fire in feature surround. Power points. Ceiling roses and corning. Telephone point.



DINING ROOM

3.6m x 2.8m (11'10" x 9'2") Or thereby. Glazed doors off Lounge. Curtain pole. Curtains. Laminate flooring. Power points. Radiator. Ceiling light fitting. Double glazed sliding patio door to Conservatory. Vertical louvred blind.



CONSERVATORY

5.4m x 4.3m (17'9" x 14'1") Or thereby. Glazed patio door off Dining Room. Ceiling light/fan. Two radiators. Two wall lights. Power points. Television point. Double glazed windows. Vertical louvred blinds. Laminate flooring. Double glazed doors to garden.



KITCHEN

4.4m x 3.9m (14'5" x 12'10") Or thereby. Glazed doors off Hall and Dining Room. Double glazed windows to rear. Curtain pole. Curtains. Partially tiled. Range of fitted units and work tops including breakfast bar. Built-in oven, hob and cooker hood. 1½ bowl stainless steel sink and drainer with mixer tap. Power points. Radiator. Three spot light fittings. Telephone point. Built-in understairs cupboard. Tile effect flooring. Door to double garage.



STUDY

2.5m x 2.3m (8'2" x 7'7") Or thereby. Door off Hall. Double glazed window to front. Curtain pole. Curtains. Vertical louvred blind. Radiator. Power points. Pendant light with shade.

DOWNSTAIRS TOILET

1.5m x 2.4m (4'11" x 7'10") Or thereby. L-shaped. Door off Hall. Wash-hand basin and w.c. Radiator. Tiled floor. Pendant light with shade. Extractor fan.

STAIRWAY

With fitted carpet from Hall to:

LANDING

Fitted carpet. Power point. Radiator. Ceiling light fitting. Smoke alarm. Access hatch to loft.

BEDROOM 1

3.7m x 3.7m (12'2" x 12'2") Or thereby plus bay area. Door off Landing. Double glazed bay windows to front. Curtain rail. Curtains. Vertical louvred blinds. Double built-in wardrobe. Pendant light with shade. Power points. Radiator.



EN SUITE SHOWER ROOM

1.9m x 2.1m (6'3" x 6'11") Or thereby. Door off Bedroom 1. Double glazed window to front. Wash-hand basin and w.c in vanity units with lighting. Downlighters. Radiator. Shower cubicle with Mira shower. Tile effect flooring.

BEDROOM 2

2.6m x 3.6m (8'6" x 11'10") Or thereby. Door off Landing. Double glazed window to rear. Curtain pole. Curtains. Roller blind. Laminate flooring. Power points. Radiator. Pendant light with shade.

