

BEDROOM 5/SITTING ROOM

2.8m x 3.8m (9'2" x 12'6") Or thereby. Half glazed door off Landing. Double glazed window to front. Curtain pole. Curtains. Venetian blind. Radiator. Fitted carpet. Pendant light and shade. Power points. Television point.



BATHROOM

1.7m x 2.7m (5'7" x 8'10") Or thereby. Door off Landing. Double glazed window to rear. Bath with over bath Mira shower. Shower screen. Wash-hand basin and w.c in vanity unit. Tiled floor and walls. Ladder style radiator. Downlighters.



VIEWING

By arrangement with THE SELLING AGENTS.

OUTSIDE

Integral double garage with electric up and over door. Cold water tap. Rotary drier. Lights. Mono block driveway. Garden to front and split level rear garden.



7 TURNBERRY AVENUE
DUMFRIES
DG1 4GY

HOUSE - DETACHED 5 BEDROOMS

Offers Around £345,000

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.

Located in a beautiful elevated select area of town is this family sized DETACHED HOUSE close to Mountainhall Treatment Centre, University Campus and Golf Course. Splendid views. Gas central heating. Double glazing. ENTRANCE VESTIBULE; HALL; 2 DOWNSTAIRS BEDROOMS; STUDY; SHOWER ROOM; STAIRWAY & LANDING; LOUNGE; DINING ROOM; KITCHEN; UTILITY ROOM; 3 FURTHER BEDROOMS (MASTER EN SUITE SHOWER ROOM); BATHROOM. INTEGRAL DOUBLE GARAGE. Block paved driveway. Garden to front. Split-level garden including patio to rear. EPC=D

ENTRANCE VESTIBULE

1.2m x 2.4m (3'11" x 7'10") Or thereby. uPVC front door and side screens. Tiled floor. Downlighters. Shelved cupboard.

HALL

L-shaped. Half-glazed door and side screen. Venetian blinds. Tiled floor. Two radiators. Power points. Two ceiling lights. Understairs cupboard with coat hooks. Cupboard housing electricity meter and consumer unit and shelf.

BEDROOM 1 (D'STAIRS)

3.6m x 4.5m (11'10" x 14'9") Or thereby. Door off Hall. Double glazed window to front. Venetian blind. Curtain pole. Curtains. Track spot light. Fitted carpet. Power points. Radiator. Two built-in wardrobes.



BEDROOM 2 (D'STAIRS)

2.8m x 3.0m (9'2" x 9'10") Or thereby. Door off Hall. Double glazed window to front. Venetian blind. Curtain pole. Curtains. Pendant light and shade. Fitted carpet. Power points. Two built-in wardrobes. Radiator.



STUDY

1.4m x 1.7m (4'7" x 5'7") Or thereby. Door off Hall. Built-in desk unit. Power points. Wall cupboard. Ceiling light. Fitted carpet.

SHOWER ROOM

1.6m x 2.5m (5'3" x 8'2") Or thereby. Door off Hall. Wash-hand basin. W.C. Large shower enclosure with Mira shower. Partially tiled walls. Downlighters. Ladder style radiator.

STAIRWAY

From Hall with fitted carpet and ceiling light to:

LANDING

Fitted carpet. Power points. Two pendant lights and shades. Radiator. Built-in cupboard housing water cylinder with light and power. Access hatch to loft.

LOUNGE

5.0m x 5.6m (16'5" x 18'4") Or thereby. Half glazed door off Landing. Double glazed windows to front. Curtain poles. Curtains. Two radiators. Downlighters. Wood flooring. Power points. Television point. Living flame gas fire in feature surround.



LIBRARY AREA

1.6m x 2.6m (5'3" x 8'6") Or thereby. Off Lounge with window into Stairway.



DINING ROOM

3.8m x 4.0m (12'6" x 13'1") Or thereby. Half glazed door off Landing. Double glazed window to side. Double glazed French doors to rear garden. Curtain poles. Curtains. Radiator. Wood flooring. Downlighters. Power points.



KITCHEN

3.5m x 4.0m (11'6" x 13'1") Or thereby. Half glazed door off Landing. Double glazed windows to rear. Curtain rail. Venetian blinds. Eyeball lights. Range of fitted units and work tops. Partially tiled walls. Rangemaster 'professional' oven/hob. Rangemaster cooker hood. Integral fridge freezer and dishwasher. Power points. Radiator. Tiled floor. 1½ bowl stainless steel sink and mixer tap.



UTILITY ROOM

2.0m x 1.9m (6'7" x 6'3") Door off Kitchen. Fitted units and work top. Stainless steel sink and mixer tap. Radiator. Ceiling light. Tiled floor. Partially tiled walls. Power points. Plumbing for automatic washing machine. Half glazed uPVC door to rear garden.

BEDROOM 3

4.1m x 3.9m (13'5" x 12'10") Or thereby. Door off Landing. Double glazed windows to front. Curtain pole. Venetian blinds. Power points. Television point. Fitted carpet. Downlighters. Radiator. Two built-in wardrobes. Wardrobe unit with overhead storage. Dressing table unit.



EN SUITE SHOWER ROOM

2.5m x 1.9m (8'2" x 6'3") Or thereby including shower Area. Door off Bedroom 1. Double glazed window to side. Wash-hand basin and w.c in vanity unit. Tiled shower cubicle with Mira shower. Tiled floor. Downlighters. Ladder style radiator.



BEDROOM 4

2.7m x 3.9m (8'10" x 12'10") Or thereby. Door off Landing. Double glazed windows to rear. Curtain pole. Curtains. Venetian blinds. Radiator. Fitted carpet. Spot light fitting. Power points.

