

## BATHROOM

2.7m x 2.2m (8'10" x 7'3") Or thereby. Door off Landing. Double glazed window to rear. Louvred blind. Light fitting. Xpelair. Vinyl floor. Radiator. W.C. Wash-hand basin. Bath. Shower enclosure with mains fed shower and waterproof walls.



## OUTSIDE

Garage (6.4m x 3.2m or thereby) with up and over door, power and light. Floor standing central heating boiler. Meters. Driveway. Lights. Tap. 2 Sheds. Oil storage tank. Easy to maintain gardens to front and rear.



## VIEWING

By arrangement with THE SELLING AGENTS.



BRAMWELL  
2 WOODSIDE AVENUE  
CLARENCEFIELD  
DUMFRIES  
DG1 4GD

HOUSE - DETACHED 3 BEDROOMS

Offers Around £190,000

EPC = C

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.

DETACHED HOUSE in cul-de-sac location within an appealing village. Oil central heating. Double glazing. HALL; LOUNGE; KITCHEN/DINER; 3 BEDROOMS (1 EN-SUITE SHOWER ROOM); BATHROOM; GARAGE; Two sheds. Driveway. Easily maintained gardens. Approximate distances: Dumfries 10 miles; Annan 7 miles; Powfoot Golf Course 4 miles and Caerlaverock WWT reserve nearby. Village amenities include pub with post office within, playing fields with tennis court and play equipment. Woodland and shore walks on doorstep. EPC=C

### HALL

5.5m x 2.5m (18'1" x 8'2") Or thereby overall. UPVC door. Fitted carpet. Pendant light and shade. Smoke Alarm. Radiator. Power point. Central heating thermostat control. Under stairs cupboard.

### CLOAKROOM

1.1m x 1.5m (3'7" x 4'11") Or thereby. Door off Hall. Double glazed window to front. Louvred blind. Vinyl flooring. Light fitting. Radiator. Xpelair. Wash-hand basin. W.C.

### LOUNGE

4.1m x 4.7m (13'5" x 15'5") Or thereby. Door off Hall. Double glazed window to front. Louvred blind. Curtain pole. Curtains. Fitted carpet. Light fitting. Radiator. Power points. Telephone point. TV point. Electric fire in surround.



### KITCHEN/DINER

6.8m x 6.7m (22'4" x 22'0") Or thereby. Door off Hall. L shaped. 2 double glazed windows to rear with louvred blinds. Patio doors to side with louvred blind. Vinyl flooring. Partially tiled walls. Radiators. Power points. Pendant light and shade. Recessed spotlights. TV points. Range of fitted floor and wall units. Worktops. Stainless steel sink and drainer with mixer tap. Built-in ceramic hob and electric oven with overhead cooker hood. Integrated dishwasher and fridge freezer.



### STAIRWAY

With fitted carpet to:

### LANDING

Fitted carpet. Pendant light and shade. Smoke alarm. Access hatch to loft.

### BEDROOM 1

4.5m x 3.7m (14'9" x 12'2") Or thereby including entrance area. Door off Landing. Double glazed window to rear. Louvred blind. Curtains. Curtain pole. Fitted carpet. TV point. Telephone point. Power points. Pendant light and shade. Radiator. Walk-in cupboard with hanging rail and shelves.



### EN-SUITE

2.7m x 1.0m (8'10" x 3'3") Or thereby. Door off Bedroom 1. Double glazed window to rear. Louvred blind. Light fitting. Radiator. Vinyl floor. W.C. Wash-hand basin. Shower enclosure with mains shower and waterproof walls. Xpelair.



### BEDROOM 2

4.5m x 3.7m (14'9" x 12'2") Or thereby including entrance area. Door off Landing. Double glazed window to front. Louvred blinds. Curtains. Curtain pole. Radiator. Fitted carpet. Power points. TV point. Telephone point. Pendant light and shade. Walk-in cupboard with hanging rail and shelves.



### BEDROOM 3

3.0m x 2.7m (9'10" x 8'10") Or thereby. Door off Landing. Double glazed window to front. Venetian blind. Pendant light and shade. Radiator. Vinyl floor. Power point. TV point. Telephone point. Walk-in cupboard with hanging rail and shelves.

