

BEDROOM 4

2.5m x 3.1m (8'2" x 10'2") Or thereby. Door off Landing. Double glazed window to Front. Radiator. Fitted carpet. Pendant light and shade. Built-in cupboard with shelf.



VIEWING

Telephone 07803 228 605 or 07712 111 844 for appointment.

BATHROOM

1.8m x 2.3m (5'11" x 7'7") Or thereby. Door off Landing. Double glazed window to Rear. Venetian blind. Bath. Wash-hand basin. W.C. Overbath shower and shower screen. Ladder style radiator. Tiled floor. Partially tiled walls. Track spot light.



INTEGRAL GARAGE

2.6m x 5.4m (8'6" x 17'9") Or thereby. Up-and-over door. Light and power. Window. Gas meter.

OUTSIDE

Monoblock driveway.
Enclosed rear garden with patio.
Sheds.
Lights.
Cold water tap.



4 UNDERCRAIGS PLACE
DUMFRIES
DG1 4YB

HOUSE - DETACHED 4 BEDROOMS

Offers Around £240,000

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.

Well presented family sized DETACHED HOUSE in cul-de-sac setting and in walk-in condition approximately 2 miles from town centre and amenities. Double glazing. Gas central heating. HALL; CLOAKROOM; LOUNGE DINER; CONSERVATORY; KITCHEN DINER; UTILITY ROOM; STAIRWAY & LANDING; 4 BEDROOMS (MASTER EN SUITE SHOWER ROOM); BATHROOM. Integral garage. Monoblock driveway. Enclosed garden to rear. Local amenities include Primary school, library, shops and inn. EPC=D

HALL

2.7m x 2.6m (8'10" x 8'6") Or thereby. uPVC door and side screen. Oak flooring. Smoke alarm. Radiator. Power points. Ceiling light fitting. Cupboard with hanging rail and shelf and housing electricity meter.

CLOAKROOM

0.7m x 1.5m (2'4" x 4'11") Or thereby. Door off Hall. Radiator. Oak flooring. Wash-hand basin and W.C.

LOUNGE DINER

4.6m x 8.1m (15'1" x 26'7") Or thereby overall. Half glazed door off Hall. Double glazed window to front. Wall mounted gas fire. Two ceiling lights. Power points. Fitted carpet. Two radiators. Half glazed door to Kitchen Diner.



CONSERVATORY

3.1m x 3.6m (10'2" x 11'10") Or thereby. Double glazed French doors off Lounge Diner. Power points. Radiator. Two wall lights. Vertical louvred blinds. Double glazed French door to rear. Fitted carpet.



KITCHEN DINER

4.3m x 5.2m (14'1" x 17'1") Or thereby overall. Doors off Hall and Lounge Diner. Double glazed window to rear. Venetian blind. Stainless steel sink and drainer with mixer tap. Range of fitted wall and base units. Worktops. Ceramic hob. Built-in electric oven. Cooker hood. Integrated dishwasher. Two radiators. Wall lights. Downlighters. Karndean flooring. Power points. Double glazed French doors to rear. Partially tiled walls. PLEASE NOTE: The refrigerator is being included in the sale.



UTILITY ROOM

2.1m x 2.6m (6'11" x 8'6") Or thereby. Glazed door off Kitchen Diner. Stainless steel sink and drainer with mixer tap. Base and wall units. Worktops. Plumbing for automatic washing machine. Partially tiled wall. Gas boiler. Half glazed door to rear. Door to Garage.

STAIRWAY

From Hall with fitted carpet to:

LANDING

Fitted carpet. Ceiling light fitting. Smoke alarm. Power point. Cupboard housing hot water cylinder and shelf. Access hatch to Loft.

MASTER BEDROOM

4.9m x 5.7m (16'1" x 18'8") Or thereby. Door off Landing. Two double glazed windows to front and rear. Fitted carpet. Two radiators. Power points. Two pendant lights and shade. PLEASE NOTE: The wardrobe is included in the sale.



EN SUITE SHOWER ROOM

2.2m x 1.6m (7'3" x 5'3") Or thereby. Double glazed window to rear. Venetian blind. Spot light fitting. Wash-hand basin. W.C. Shower cubicle with Mira shower. Fully tiled walls. Ladder style radiator. Tiled flooring.



BEDROOM 2

4.1m x 3.1m (13'5" x 10'2") Or thereby. Door off Landing. Double glazed window to Front. Radiator. Laminate flooring. Power points. Pendant light and shade. Built-in wardrobe with hanging rail and shelf.



BEDROOM 3

3.3m x 3.0m (10'10" x 9'10") Or thereby. Door off Landing. Double glazed window to Rear. Fitted carpet. Radiator. Power points. Pendant light and shade. Built-in wardrobe with hanging rail and shelf.

