

BATHROOM

3.0m x 1.6m (9'10" x 5'3") Or thereby. Door off Hall. Double glazed window to rear. Roller blind. Bath with shower tap fitment. Shower rail and shower curtain. Wash-hand basin and W.C. Radiator. Fitted carpet. Spotlight fitting. Partially tiled walls.



TOILET

2.1m x 1.0m (6'11" x 3'3") Or thereby. Door off Hall. Double glazed window to side. Curtain rail and curtains. Fitted carpet. Wash-hand basin. W.C. Radiator. Light fitting.

GARAGE

5.9m x 2.8m (19'4" x 9'2") Or thereby. Up and over door. Rear door. Window. Light and power. Gas meter and boiler.

OUTSIDE

Delightful split level garden. Patio and gravelled areas. Two driveways. Two sheds. Greenhouse. Summerhouse. Rotary drier.



VIEWING

Telephone 07857 561081 for appointment.



25 UNDERCRAIGS ROAD
DUMFRIES
DG1 4YA

BUNGALOW - DETACHED

Offers Around £175,000

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.

Appealing **DETACHED BUNGALOW** occupying residential cul-de-sac site. Only about 2 miles from town centre. Amenities include primary schools, inn, shops, post office, library and bus service. Gas central heating. Double glazing. The property comprises **VESTIBULE; HALL; LOUNGE/DINER; 3 BEDROOMS; BATHROOM; TOILET; GARAGE;** Delightful split level **GARDEN** with patio to rear. Two driveways. EPC= D.

VESTIBULE

1.6m x 1.2m (5'3" x 3'11") Or thereby. Double glazed front door and side panel. Pendant light and shade. Tiled flooring. Cupboard housing electricity meter

HALL

Glazed door and side panel off Vestibule. Radiators. Two pendant lights and shades. Fitted carpet. Central heating thermostat control. Power points. Access hatch to loft. Smoke alarm. Telephone point. Cupboard housing hot water tank.

HALL

Glazed door and side panel off Vestibule. Radiators. Two pendant lights and shades. Fitted carpet. Central heating thermostat control. Power points. Access hatch to loft. Smoke alarm. Telephone point. Cupboard housing hot water tank.



KITCHEN

3.8m x 3.1m (12'6" x 10'2") Or thereby. Doors off Lounge/Diner and Hall. Double glazed window to rear. Curtain rail and curtains. Roller blind. Partially glazed door to garden. Vinyl flooring. Range of floor and wall units. Worktops. Sink and drainer. Cooker. Cooker hood. Spotlight fitting. Down lighters. Partially tiled. Radiator. Two built in storage cupboards. Power points.



BEDROOM 1

3.3m x 3.6m (10'10" x 11'10") Or thereby. Door off Hall. Double glazed window to front. Vertical louvred blind. Curtain rail. Curtains. Radiator. Fitted carpet. Pendant light and shade. Power points. Built in wardrobe.



BEDROOM 2

3.0m x 3.3m (9'10" x 10'10") Or thereby. Door off Hall. Double glazed window to rear. Roller blind. Curtain rail and curtains. Radiator. Fitted carpet. Pendant light and shade. Power points. Two built in wardrobes. Telephone point.



BEDROOM 3

3.6m x 2.3m (11'10" x 7'7") Or thereby. Door off Hall. Double glazed window to front. Vertical louvred blind. Curtain rail and curtains. Radiator. Fitted carpet. Pendant light and shade. Power points. Built in wardrobe.

