

BATHROOM

3.1m x 2.3m (10'2" x 7'7") Or thereby. Door off Hall. Double glazed window to front. Curtain rail. Roller blind. Extractor fan. Downlighter. Tiled walls. Radiator. Tile effect flooring. Bath with shower tap fitment. Wash-hand basin and w.c housed in vanity unit.



VIEW FROM REAR



VIEWING

Telephone 07853 185600 for appointment.

OUTSIDE

Detached GARAGE (3.6m x 5.9m or thereby) with up-and-over electronic door, side door, window, light and power. Block paved driveway with parking for several cars.

Garden to front.

Garden to rear enjoying lovely open aspect.

Rotary drier. Tap.

External lighting both front and rear of the property.



47 GEORGE DOUGLAS DRIVE
DUMFRIES
DG2 7ES

BUNGALOW - DETACHED 3 BEDROOMS

Offers Around £255,000

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.

Extremely impressive former show house which should be viewed to be fully appreciated is this **DETACHED BUNGALOW** located in residential area on Maxwelltown side of river. Nearby amenities include primary school, both hospitals and well placed for town centre. The property benefits from gas central heating, double glazing and has a good supply of television, telephone and power points. Accommodation comprises: VESTIBULE; L-shaped HALL; LOUNGE/DINING ROOM; CONSERVATORY; KITCHEN/UTILITY ROOM including breakfast area; 3 BEDROOMS; EN SUITE SHOWER ROOM; BATHROOM. Detached GARAGE. Block paved driveway. Garden to front. Garden to rear enjoying lovely open aspect. EPC=D

VESTIBULE

1.5m x 1.1m (4'11" x 3'7") Or thereby. Partially glazed hardwood front door. Radiator. Eyeball light.

HALL

L-shaped. Partially glazed door and side screen. Radiator. Oak flooring. Two pendant lights with shades. Smoke alarm. Built-in cloaks cupboard housing electricity meter. Built-in shelved airing cupboard. Access via ladder to insulated loft with light.

LOUNGE/DINING ROOM

5.9m x 5.3m and 3.0m x 3.9m (19'4" x 17'5" and 9'10" x 12'10") Or thereby. Partially glazed door and side screen off Hall. Double glazed windows to front and side. Double glazed sliding patio door to Conservatory. Curtain rail. Curtain poles. Curtains. Oak flooring. Two pendant lights with shades. Three radiators.



CONSERVATORY

3.0m x 2.5m (9'10" x 8'2") Or thereby. Patio door off Lounge/Dining Room. Double glazed windows. Roof and window blinds. Fitted carpet. Radiator. Wall light. Glazed door to rear garden with lovely open aspect.



KITCHEN/UTILITY ROOM

5.4m x 4.3m (17'9" x 14'1") Or thereby. Glazed panelled door off Lounge/Dining Room. Door off Hall. Tile effect flooring. Double glazed window to rear with lovely open aspect. Curtain rail. Curtains. Two sinks with drainers. Range of fitted units and work tops including breakfast area. Built-in double oven and gas hob. Integrated fridge, freezer and dishwasher. Stainless steel cooker hood. Radiator. Partially tiled walls. Plumbing for automatic washing machine (the washing machine and dryer are included in the sale). Wall mounted central heating boiler. Partially glazed door to rear garden with lovely open aspect.



BEDROOM 1

3.3m x 4.2m (10'10" x 13'9") Or thereby. Door off Hall. Double glazed window to front. Curtain rail. Curtains. Radiator. Fitted carpet. Pendant light with shade. Built-in wardrobe with shelf and hanging rail.



EN SUITE SHOWER ROOM

1.6m x 2.5m (5'3" x 8'2") Or thereby including shower area. Door off Bedroom 1. Double glazed window to front. Curtain rail. Radiator. Wash-hand basin and w.c housed in vanity unit. Shower area with Mira shower. Partially tiled walls. Extractor fan. Tile effect flooring. Downlighter.

BEDROOM 2

3.6m x 4.3m (11'10" x 14'1") Or thereby. Door off Hall. Double glazed window to rear with lovely open aspect. Curtain rail. Curtains. Fitted carpet. Radiator. Pendant light with shade.



BEDROOM 3

2.3m x 3.6m (7'7" x 11'10") Or thereby. Door off Hall. Double glazed window to rear with lovely open aspect. Curtain rail. Curtains. Radiator. Oak flooring. Pendant light with shade.

