

## BEDROOM 4

4.2m x 2.4m (13'9" x 7'10") Or thereby. Door and steps off Landing. Velux double glazed window and blind. Fitted carpet. Radiator. Power points. Ceiling light. Wall light. Eaves storage.



## DETACHED GARAGE

2.6m x 4.8m (8'6" x 15'9") Or thereby. Up-and-over door, side door, window, light and power.

## OUTSIDE

Driveway.  
Garden & parking to front.  
Good sized garden to rear including pond.  
Rotary drier. Greenhouse. Light. Tap.



## VIEWING

Telephone (01387) 252802 for appointment.

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.



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10 SOLWAY DRIVE  
DUMFRIES  
DG2 7JP

BUNGALOW - DORMER DETACHED 4 BEDROOMS

Offers Around £170,000

EPC = E

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Deceptively spacious DETACHED DORMER BUNGALOW in much sought after Maxwelltown side of river very well placed for town centre, countryside and various amenities. Gas central heating. Double glazing. HALL; LOUNGE; KITCHEN DINER; SUN ROOM; WET ROOM; STAIRWAY & LANDING; 4 BEDROOMS (2 on the downstairs level). DETACHED GARAGE. Driveway. Gardens to front and rear. EPC=E

## HALL

UPVC partially glazed front door with glazed side panels. Curtain pole. Curtains. Fitted carpet. Radiator. Power point. Telephone point. Two ceiling light fittings. Smoke alarm. Built-in shelved airing cupboard and small understairs cupboard.

## LOUNGE

5.9m x 3.7m (19'4" x 12'2") Or thereby. Door off Hall. Two double glazed windows to front, one is bay. Curtain rails. Curtains. Venetian blinds. Fitted carpet. Power points. Ceiling light. Two radiators. Gas fire in feature surround.



## KITCHEN DINER

5.9m x 3.3m (19'4" x 10'10") Or thereby. Doors off Hall and Lounge. Double glazed windows to side and rear. Venetian blind. Roller blind. Range of fitted units and work tops. Built-in double oven and hob. 1½ bowl stainless steel sink and drainer with mixer tap. Plumbing for automatic washing machine. Wall mounted central heating boiler. Partially tiled. Power points. Radiator. Fitted carpet. Fluorescent strip light and ceiling light.



## SUN ROOM

2.9m x 2.8m (9'6" x 9'2") Or thereby. Glazed sliding door off Kitchen Diner. Radiator. Fitted carpet. Fluorescent strip light. Double glazed windows. Vertical louvred blinds. Venetian blinds. Double glazed door to rear garden.



## BEDROOM 1

3.7m x 3.7m (12'2" x 12'2") Or thereby. Door off Hall. Double glazed windows to front and side. Curtain poles. Venetian blinds. Curtains. Radiator. Fitted carpet. Power points. Pendant light. Fitted dressing table and wardrobe units with overhead storage.



## BEDROOM 2

2.9m x 3.7m (9'6" x 12'2") Or thereby overall. L-shaped. Door off Hall. Double glazed windows to side and rear. Curtain rails. Venetian blinds. Curtains. Fitted carpet. Power points. Radiator. Pendant light. Built-in wardrobe.



## WET ROOM

1.7m x 3.1m (5'7" x 10'2") Or thereby. Sliding door off Hall. Double glazed window to rear. Roller blind. Wash-hand basin in vanity unit. W.C. Shower rail and curtain. Mains shower. Radiator. Ceiling light. Xpelair fan. Shower proof walls and flooring.



## STAIRWAY

With fitted carpet from Hall to Landing.

## LANDING

Fitted carpet. Smoke alarm. Ceiling light. Skylight. Built-in cloaks cupboard with light.

## BEDROOM 3

4.7m x 4.6m (15'5" x 15'1") Or thereby overall. Door and steps off Landing. Double glazed dormer window to front. Curtain pole. Curtains. Fitted carpet. Ceiling light. Radiator. Power points. Partially coombed ceiling.

