

**Outside**

Garage with up-and-over door, side door, window and light.  
Driveway.  
Gardens to front and rear. Tap.  
External lighting both front and rear of the property.



**VIEWING**

By arrangement with The Selling Agents.

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.



AIRDS  
273 ANNAN ROAD  
DUMFRIES  
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BUNGALOW - SEMI-DETACHED 3 BEDROOMS

Offers Around £145,000

EPC = E



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Most appealing sandstone-fronted Semi Detached Dormer Bungalow with nearby amenities such as primary school and supermarket. Well placed also for town centre. Double glazing. Gas central heating. Vestibule; Hall; Lounge; Dining Room (or 4th Bedroom); Kitchen; Bathroom Stairway; 3 Bedrooms (2 on ground floor). Garage. Driveway. Easy to maintain gardens to front and rear. EPC=E

### Vestibule

1.1m x 1.1m (3'7" x 3'7") Or thereby. Front door. Tiled floor. Pendant light with shade. Built-in cupboard.

### Hall

Opening off Vestibule. Smoke alarm. Fitted carpet. Power points. Radiator. Pendant light with shade. Coved ceiling.

### Lounge

4.2m x 4.8m (13'9" x 15'9") Or thereby overall. Door off Hall. Double glazed bay window to front. Curtain pole. Curtains. Coved ceiling. Smoke alarm. Pendant light with shade. Fitted carpet. Power points. Telephone point. Television point. Radiator. Wall mounted electric fire.



### Dining Rm (or 4th Bedrm)

3.7m x 4.4m (12'2" x 14'5") Or thereby. Door off Hall. Double glazed windows to front. Curtain pole. Radiator. Fitted carpet. Coved ceiling. Power points. Television point. Ceiling light fitting. Shelved alcove area with storage below.



### Kitchen

4.0m x 2.8m (13'1" x 9'2") Or thereby overall. Door off Hall. Double glazed windows to side and rear. Net curtains. Range of fitted units and work tops including breakfast bar. 1½ bowl stainless steel sink and drainer with mixer tap. Two fluorescent strip lights. Radiator. Smoke alarm. Power points. Built-in gas hob and double electric oven. Tile effect flooring. Partially glazed door to rear garden. Access hatch to loft.



### Bedroom 1

3.6m x 4.0m (11'10" x 13'1") Or thereby overall. Door off Hall. Double glazed windows to rear. Curtain pole. Curtains. Radiator. Fitted carpet. Power points. Television point. Coved ceiling. Pendant light with shade. Built-in cloaks cupboard.



### Bedroom 2

2.9m x 2.6m (9'6" x 8'6") Or thereby overall. Door off Hall. Double glazed window to rear. Curtain pole. Pendant light with shade. Partially coombed ceiling. Fitted carpet. Radiator. Power points. Understairs cupboard.



### Bathroom

1.8m x 2.0m (5'11" x 6'7") Or thereby. Door off Hall. Double glazed window to side. Roller blind. Wash-hand basin and w.c. Bath with Mira shower above. Shower screen. Partially tiled walls. Ceiling light. Xpelair. Radiator. Vinyl floor covering.



### Stairway

With fitted carpet from Hall to Landing.

### Landing

Fitted carpet. Double glazed window to rear. Curtain pole. Curtains. Telephone point. Smoke alarm. Pendant light. Power points.

### Bedroom 3

3.1m x 4.8m (10'2" x 15'9") Or thereby. Door off Landing. Double glazed window to rear. Curtain pole. Curtains. Radiator. Fitted carpet. Power points. Wall light. Built-in wardrobe. Built-in shelved airing cupboard. Store with light giving access to partially floored, insulated loft with light.

