

Dunsheelin, 363 Annan Road, Dumfries, DG1 3JR

Offers Over £180,000



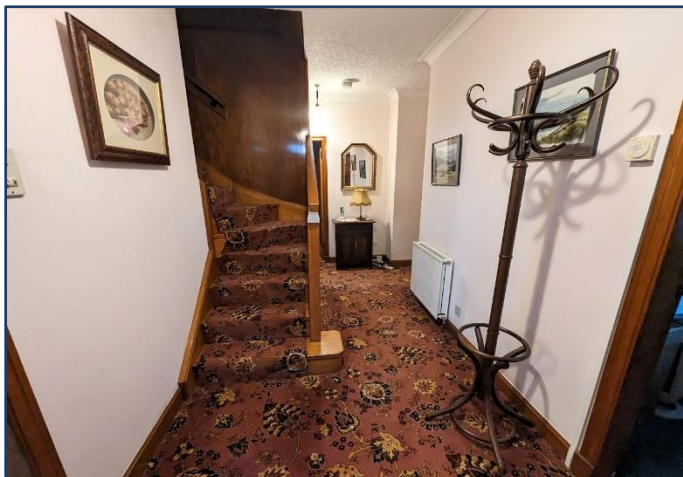
Deceptively spacious three bedroom detached bungalow in a popular residential area, with off-street parking, double garage, large gardens, gas central heating and double glazing. In need of some upgrading and modernisation but offers great potential. In close proximity to Noblehill Primary School, and with a wider choice of primary and secondary schools nearby. Within walking distance of Dumfries Town Centre and both University and College campuses. The property offers convenient access to the local hospital and to the A75 Dumfries bypass with routes east and west.



POLLOCK & MCLEAN
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Measurements (all approx.)

Entrance vestibule – 1.97m x 0.89m

Kitchen – 5.13m x 3.03m

Bedroom 2 – 3.27m x 2.94m

W. C. – 3.16m x 1.13m

Sitting Room – 4.89m x 4.68m

Conservatory – 2.42m x 1.85m

Wet Room – 2.86m x 1.56m

Double Garage – 6.68m x 5.97m

Living room – 4.70m x 4.29m

Bedroom 1 – 4.46m x 3.94m

Bedroom 3 – 7.34m x 5.54m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance vestibule with double doors, tiled floor and door to entrance hall with glass side panels.
- Good size hallway with coat hooks, doors to sitting room, living room, two bedrooms, shower room, kitchen and stairs to first floor.
- Sitting room which is spacious and has a bay window to the front, gas fire with tiled mantel and hearth. Alcove with shelves.
- Living room which is also a good size, bay windows to the front, gas fire. Door to kitchen with glass panels to the side making the room much brighter.
- Kitchen/diner with fitted wall and base units, sink with drainer at both sides. Space for cooker, washing machine and fridge/freezer. Window to side and rear and door to conservatory.
- Door from kitchen leading to basement which has two rooms and lights.
- Conservatory with windows overlooking the garden. Cupboard housing Ideal boiler. Door leading to garden.
- Bedroom 1 is a good size room with window to rear.
- Bedroom 2 is a double with window to rear and fitted wardrobe with hanging rail.
- Wet room with wash hand basin with mixer tap and vanity unit, W. C. and shower, part Respatex. Window to the rear.
- Stairs to first floor with hand rail and bannister. On the landing there is a window, loft hatch and three doors leading to a good space in the eaves.
- Bedroom 3 which has two entry doors and is a large room which could be split into two subject to planning. Large window to the front. W. C. with wash hand basin.
- Double garage, one door electric and the other is up and over. Power, lights and work bench.
- The front of the property is easily maintained, laid to stone chips with driveway to the side leading to the garage at the rear with plenty of space to park. Laid to lawn, outside tap and clothes poles. Ramp with hand rail leading to the rear door.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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