

34 Marchfield Avenue, Dumfries, DG1 1GN

Offers Over £225,000



Attractive detached three bedroom bungalow situated in the popular and quiet cul-de-sac on Marchfield area. The property is in a great location within walking distance of Dumfries Town Centre which offers a wide range of amenities including medical services, schools, public transport, supermarkets, local produce shops, boutiques and leisure facilities. Benefiting from garage, gas central heating, double glazing, ample off-street parking and easily maintained gardens.



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Measurements (all approx. & longest & widest)

Entrance vestibule – 1.41m x 1.17m

Entrance hall – 5.90m x 2.09m

Kitchen – 4.24m x 3.03m

Living Room/Dining Room – 6.60m x 4.24m

Bedroom 1 – 3.67m x 3.04m

En-suite – 1.98m x 1.20m

Bedroom 2 – 3.23m x 3.09m

Bedroom 3 – 2.52m x 2.27m

Garage – 5.12m x 2.86m



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 door to the hall.
- Entrance hallway with doors to living room, kitchen, 3 bedrooms and bathroom. Double door cupboard with shelf. Further built-in cupboard with coat hooks and shelf.
- Bright and spacious living room/dining room window to front and further bay window to front. Electric fire with marble hearth and wooden mantel.
- Kitchen with wall and base unit, sink and a half with mixer tap and left hand drainer. Part tiled. Window and door to side. Breakfast bar. Space for Washing machine, cooker and fridge. Tiled floor.
- Bedroom 1 with en-suite. Double bedroom with window overlooking the garden.
- En-suite with shower cubicle, wash hand basin and W. C. Window to rear. Part tiled.
- Bedroom 2 is also a double bedroom with window overlooking the rear garden.
- Bedroom 3 is a single bedroom with window to side.
- Bathroom with W. C., wash hand basin and bath. Part tiled. Window to side.
- Long driveway leading to the property, grass to the side with some shrubs. The neighbouring property has right of access over the front of the drive. The driveway leads to garage. Garage with up and over door, boiler and door leading to garden.
- Garden to the front laid to lawn. Private rear garden laid to lawn bordered by some shrubs.



