

Bridgend, Auldgirth, DG2 0XL

Offers Over £165,000



Spacious modern detached three bedroom bungalow situated in the rural village of Auldgirth. Benefits from with double glazing, oil central heating, generous garden grounds and off street parking. Dumfries lies 7 miles to the South and the picturesque village of Thornhill lies 7 miles to the North. The nearest Primary School is Duncow approx. 3 miles away and with secondary schooling in either Dumfries or Thornhill.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
01387 255414



Measurements (all approx.)

Entrance hall – 1.28m x 0.98m
 Conservatory – 4.49m x 3.31m
 Bedroom 1- 3.76m x 3.19m
 Shower Room – 2.97m x 2.01m

Hall – 5.26m x 4.14m
 Kitchen – 3.41m x 2.63m
 Bedroom 2- 4.29m x 2.81m

Living Room – 5.00m x 3.64m
 Utility Room – 2.26m x 1.86m
 Bedroom 3 - 3.09m x 2.87m



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 hall.
- L-shaped hallway with built-in cupboard with shelves. Loft hatch. Doors to Living room, Kitchen, 3 bedrooms and shower room.
- Bright living room with window to side and patio doors to conservatory. Wood burner with brick surround slate heath and wooden beam.
- Conservatory with floor to ceiling windows giving great views of the garden and patio doors.
- Modern fitted kitchen with wall and base units, sink and a half with mixer tap. Integrated electric oven and ceramic hob with extractor fan. Window to the front. Full splash back.
- Utility room with wall and base units, plumbed for washing machine. Sink and a half with mixer tap and left hand drainer. Window to front and door to rear. Cupboard housing electrics. Full splash back.
- Bedroom 1 double bedroom with window to rear. Two built-in cupboards with hanging rail and shelves.
- Bedroom 2 is a bright room with double door built-in with shelves. Two further built-in cupboards with hanging rails and shelves.
- Bedroom 3 with window to the front.
- Modern shower room with large walk-in shower with dual shower heads. W. C. with vanity, wash hand basin with mixer tap and vanity. Heated towel rail and two windows to the front. Full splash back.
- Spacious wrap around garden with four sheds, lawn, various plants and shrubs. Off street parking for several cars.









EPC =

Council Tax Band =