15 Carruchan Place, Cargenbridge, Dumfries, DG2 8LJ

Offers Over £175,000

Deceptively spacious detached two bedroom bungalow on a generous plot situated in the popular Cargenbridge area of Dumfries. Benefits from integral garage, off street parking, gas central heating, double glazing and gardens. Close to local primary and secondary schools, as well as the new Dumfries & Galloway Royal Infirmary, the main Euro-route A75 is also quickly and easily accessed from the property. Dumfries has much to offer and benefits from The Dumfries & Galloway College and University Crichton Campus together with a range of more recreational facilities including a number of golf courses and mountain biking tracks.

Entrance vestibule, leading to L-shaped hallway. Three built-in cupboards, one with coat hooks and shelf, and two with shelves. Loft hatch. Doors to living room, kitchen, two bedrooms and shower room.
Spacious and bright living room with large window to the rear giving fantastic views over open countryside. Electric fire with marble hearth and wooden mantel.
Kitchen with wall and base units. Integrated electric oven and hob with extractor fan. Sink with right hand drainer and mixer tap. Window to the rear giving fantastic views over open countryside. Door to utility room.
Utility room with cupboard. Plumbed for washing machine and space for tumble dryer. Worcester boiler. Window to rear.

Bedroom 1 is a spacious bright room with window to the front. Built-in cupboard with hanging rail and shelf.
Shower room with shower cubicle, wash hand basin and W. C. Part tiled. Window to side.
Bedroom 2 also a double bedroom, window to the front and built-in wardrobe with hanging rail and shelf.

Large corner plot. Driveway for several cars leading to integral garage. Garage with power, electrics and door to rear. Garden to the front laid to lawn with various plans and shrubs and to the side a private patio area. To the rear laid to stone chips, raised flower bed. Patio area. Shed, greenhouse and outside tap. Gate to the rear giving access to waterside road.

GROUND FLOOR

Measurements -
Entrance vestibule – 1.68m x 1.47
Living Room – 5.27m x 3.61m
Kitchen – 3.47m x 3.17m
Utility Room – 3.08m x 1.57m
Bedroom 1 – 4.09m x 3.62m
Bedroom 2 – 3.49m x 2.86m
Shower Room – 2.46m x 1.58m
Garage – 4.97m x 2.65

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.

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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