



10 Devorgilla Road, Marchfield, Dumfries, DG1 3FJ

Offers over £245,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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www.braidwoods.com

10 Devorgilla Road, is a well maintained, modern, 4 bedroom detached house located in private residential area of Marchfield. The property is within a cul-de-sac with open outlooks to the front.

The property is around 1 mile of Dumfries town centre and a wide range of local amenities, including shops, schools and transport links. The property would suit a growing family.

ACCOMMODATION

Ground Floor: Hallway. Lounge. Kitchen. Sitting room. W.C.

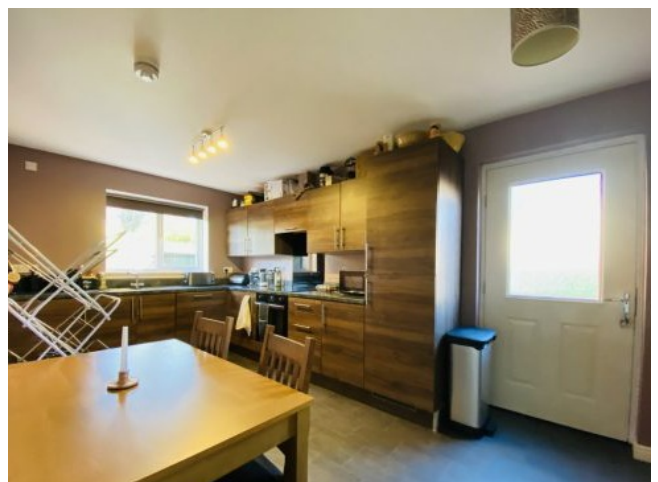
First Floor: Landing. 4 Bedrooms, with 1 en-suite. Bathroom.

HALLWAY (3'4" X 14'8" OR 1.0M X 4.5M)

Entered through PVC door. Access to all downstairs accommodation. Stairs leading to upper floor. Fitted carpets. Central heating radiator. Ceiling light.

LOUNGE (16'2" X 11'1" OR 4.9M X 3.4M)

Windows to rear with patio doors leading to the patio area. Fitted carpets. Ceiling light. Central heating radiator.



KITCHEN (8'9" X 17'3" OR 2.7M X 5.2M)

Window to rear and PVC door leading out to the side of the property. Range of wall and base unit with built-in fridge freezer, washer drier and dishwasher. Electric hob and oven with extractor fan above. Stainless steel sink and drainer. Space for dining table. Storage cupboard also housing fuse box.

SITTING ROOM (9'0" X 9'3" OR 2.7M X 2.8M)

Windows to front. This room has many uses, including dining room, sitting room or study. Fitted carpet. Ceiling light. Central heating radiator.

W.C (3'2" X 6'8" OR 1.0M X 2.1M)

White W.C and wash had basin. Vinyl flooring. Ceiling light. Extractor fan. Central heating radiator.

LANDING

Access to all accommodation upstairs including loft hatch. Ceiling light. Fitted carpet.



MASTER BEDROOM (10'2" X 12'8" OR 3.1M X 3.9M)

Window to front. Built-in wardrobes with space for freestanding furniture. Ceiling light. Fitted carpets. Central heating radiator. Access to en-suite.



MASTER BEDROOM EN-SUITE (12'4" X 5'02" OR 3.7M X 1.5M)

Opaque windows to the front. White W.C and wash hand basin. Shower cubical with mixer shower. Airing cupboard. Vinyl flooring.

BEDROOM 2 (8'1" X 14'3" OR 2.4M X 4.3M)

Window to the rear. Built in wardrobe and storage cupboard with space for freestanding furniture. Fitted carpet. Central heating radiator. Ceiling light.



BEDROOM 3 (10'7" X 7'2" OR 3.2M X 2.2M)

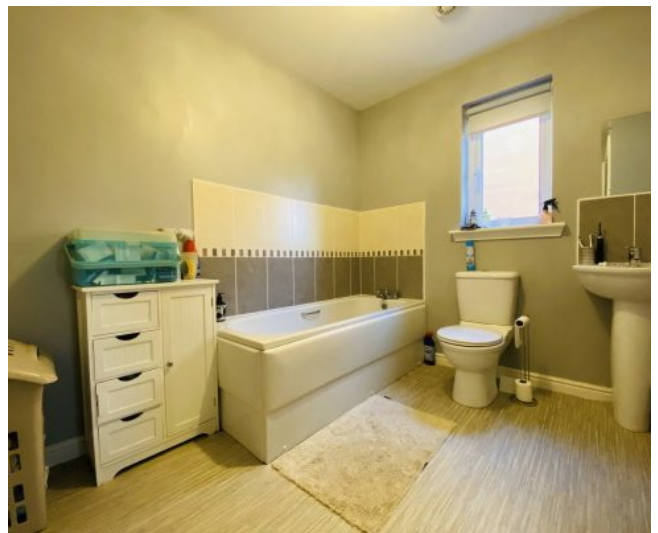
Window to the rear. Space for freestanding furniture. Fitted carpet. Central heating radiator. Ceiling light.

BEDROOM 4 (9'5" X 10'8" OR 2.9M X 3.2M)

Window to the rear. Built in wardrobe with space for freestanding furniture. Fitted carpet. Central heating radiator. Ceiling light.

BATHROOM (7'5" X 8'7" OR 2.2M X 2.6M)

Opaque window to the side. Three piece white suite comprising of W.C, wash hand basin and bath. Tiled wash area. Vinyl flooring. Central heating radiator. Ceiling light.



OUTSIDE AREA

Gravel drive to front leading to garage. Paved path leading to the front door and both sides of the property. Grass area at the front. Patio area immediately to the rear with lawn at the rear of the patio. Storage shed. Rear garden is bounded by a hedge.

NOTES

This property has an ample supply of power points, full gas central heating, double glazed, BT & TV points.

HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

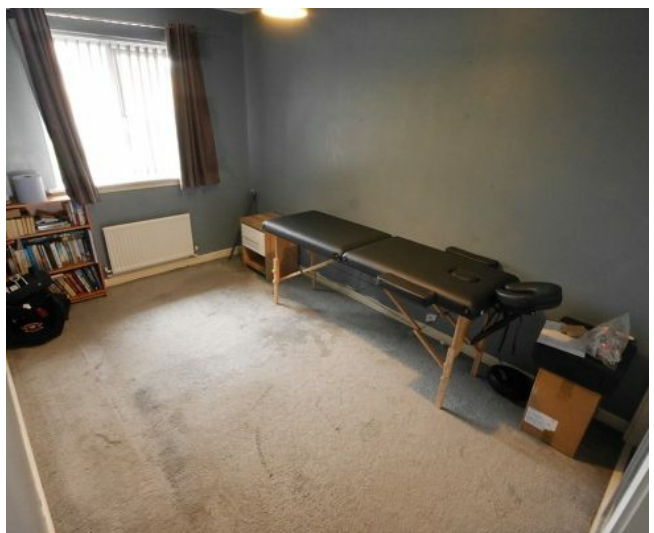
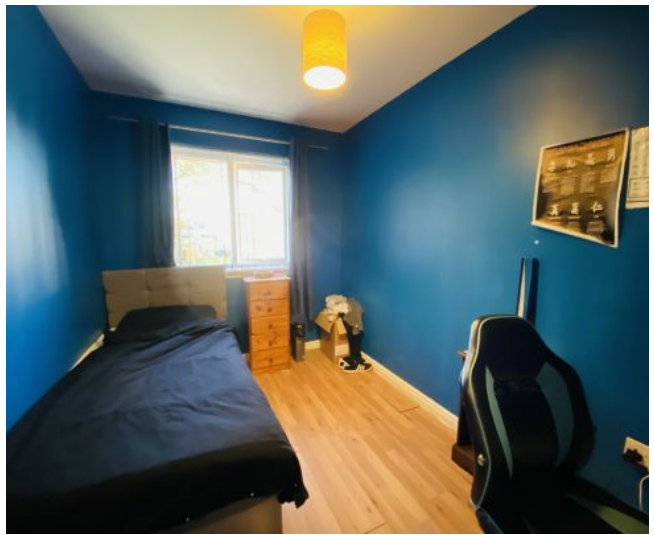
EPC Band C. Council Tax Band E.

ENTRY

Subject to negotiation.

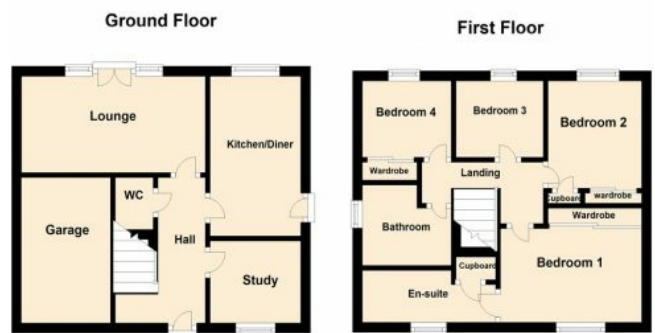
VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



For Illustration Purpose Only. Not To Scale



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