



11 Banchory Avenue, Dumfries, DG1 3BJ

Offers over £180,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Deceptively spacious beautifully presented semi detached bungalow situated in a popular residential area of Dumfries. This property offers comfortable living with a spacious driveway providing ample off street parking with access to a detached garage and beautifully maintained gardens.

This bungalow offers excellent walk in accommodation for a range of buyers and is conveniently located close to local amenities, schools & transport links.

HALLWAY- 5.16M X 0.94M

Ceiling light, laminate flooring, central heating radiator with thermostat. Doors leading to bathroom, kitchen, bedroom, living area, study and master bedroom.

BATHROOM- 2.67M X 1.79M

LED ceiling lights fitted wall mirror, glazed windows to front. Modern white gloss bathroom cabinets, WC & wash hand basin, Vinyl wood effect flooring, P shaped bath with curved glass screen and shower. Copper effect wall panels.

BEDROOM 1- 3.48M X 4.28M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, window to front with vertical blinds, curtains & curtain pole. Wardrobes can be included in the sale.



KITCHEN- 2.73M X 3.94M

Fitted wooden wall and base units with stone effect worktop, stainless steel sink & wash hand basin with drainer and mixer tap. Ceiling light, tiled floor. Cooker, washing machine, fridge & freezer included in the sale. Arch leading to garden room.



GARDEN ROOM- 3.38M X 4.30M

Vinyl flooring, LED ceiling spotlights, surrounding windows looking out to garden with vertical blinds, central heating radiator with thermostat, glazed composite door out to garden/ patio area with curtain & curtain pole. Sofa & footstool in garden room can be included in sale.

LIVING ROOM- 4.62M X 3.88M

Coving, ceiling light, laminate flooring, large window to front with vertical blinds, curtains & curtain pole, alcove. Central heating radiator with thermostat, gas fireplace with stone effect hearth and decorative mantle.



STUDY- 4.66M X 2.78M

Ceiling light, fitted carpet, central heating radiator with thermostat, staircase leading to master bedroom and WC/ shower room.

HALLWAY

Fitted carpet, large storage cupboard.

SHOWER ROOM- 1.35M X 1.65M

Modern white cabinets with black & white checkered tiles. WC & wash hand basin with large walk-in shower with glass screen. Vinyl flooring, central heating radiator with thermostat, velux window. Fitted wall vanity cabinet.

MASTER BEDROOM- 3.35M X 3.81M

LED ceiling spotlights, fitted carpet, central heating radiator with thermostat, velux window. Small wooden storage cupboard.



GARDEN

Private fenced garden with patio and lawn area, garage to side of property with paved area.

NOTES

Oak doors throughout the property

Gas central heating

Certain furniture can be included in the sale.

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

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.





Total area: approx. 742.3 sq. feet



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