



14 Gloucester Avenue, Dumfries, DG2 9HT

Offers over £190,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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14 Gloucester Avenue, is a 3 bedroom semi-detached one and a half storey bungalow, located within the Hardthorn area of Dumfries.

**14 GLOUCESTER AVENUE**, is a 3 bedroom semi-detached one and a half storey bungalow, located within the Hardthorn area of Dumfries. The property offers a great amount of accommodation for anyone looking to downsize or for a young family. A local shop, supermarket, school and doctors surgery are just a short walk away from the property and access the local bus routes can be found for ease of access into the town centre.

### ACCOMMODATION

Ground Floor: Entrance vestibule. Hallway. Lounge. Kitchen. Dining room/Bedroom3. Bedroom 2. Sun room/Office. Shower room.

First Floor: Bedroom 1. Shower Room.

**ENTRANCE VESTIBULE (2'8" X 3'5" OR 0.8M X 1.0M)**

Entered through PVC door. Storage space with shelving. Laminate flooring.

### HALLWAY

The hallway is of a 'T' shape allowing access to all ground floor accommodation including the stairs to the upper floor. Fitted carpet. Ceiling light. Central heating radiator.

**LOUNGE (14'1" X 14'8" OR 4.2M X 4.5M)**

Window to front fitted with curtains. Electric fire with marble hearth and timber surround. Central heating radiator. Ceiling light. Laminate flooring.



### KITCHEN (13'4" X 10'2" OR 4.1M X 3.1M)

Window to side fitted with roller blinds. Range of wall and base units. Built in gas hob and electric oven with extractor fan above. Space for freestanding fridge freezer and plumbing for washing machine and dishwasher. Stainless steel sink and drainer. Vinyl flooring. Ceiling light. Door leading to the rear garden.



### DINING ROOM/BEDROOM 3 (12'6" X 9'6" OR 3.8M X 2.9M)

Window to front fitted with blinds and curtains. Room for good size dining table. Fitted carpet. Ceiling light. Central heating radiator.

### BEDROOM 2 (9'6" X 13'3" OR 2.9M X 4.0M)

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



### SUN ROOM/OFFICE (8'6" X 9'1" OR 2.6M X 2.7M)

This room is currently being used as a sun room, although has the space to become a bedroom. Built in wardrobe. Fitted carpet. Ceiling light. Central heating radiator. Sliding doors leading out to rear garden.





**GROUND FLOOR SHOWER ROOM (5'9" X 5'9" OR 1.8M X 1.8M)**

Opaque window to side fitted with blinds. White W.C and wash hand basin set within vanity unit. Shower cubicle with mixer shower. Chrome heated towel rail. Ceiling light. Vinyl flooring.

**LANDING (6'7" X 13'2" OR 2.0M X 4.0M)**

Window to side fitted with curtains. Large store cupboard within the eaves fitted with lights. Ceiling light. Fitted carpets.

**BEDROOM 1 (14'1" X 13'7" OR 4.3M X 4.1M)**

Window to rear with blinds and curtains. Two built in wardrobes and a built in cupboard. Ample amount of space for freestanding furniture. Central heating radiator. Ceiling spot lights.

**BATHROOM (4'8" X 9'8" OR 1.5M X 2.9M)**

Opaque window to rear fitted with blind. White W.C and wash hand basin set within large storage vanity unit. Shower cubicle with mixer shower. Vinyl flooring. Ceiling light.



## OUTSIDE

The front, side and rear of the property is laid of mono block allowing for ease of maintenance. There is off street parking to the side of the property allowing for 2/3 cars. There is a wooden garage with lighting, electric and storage shelves. The rear of the property is split within three sections. one section to the rear currently being used as the drying area with a green house. The other section to the rear which is laid of gravel, is being used as an outside seating/dining area. With the top section allowing for additional space for chairs and tables.

## NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings are included in the sale.

## HOME REPORT

For a copy of the Home Report, please contact our office.

## EPC & COUNCIL TAX BANDING

EPC Band D. Council Tax E.

## ENTRY

Subject to negotiation.

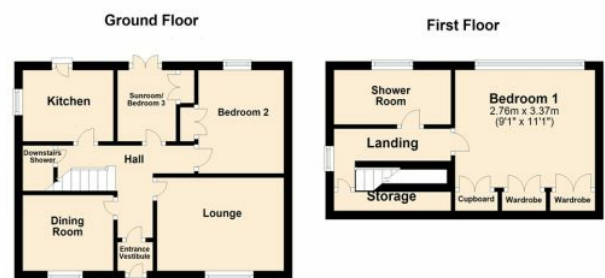
## VIEWINGS

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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