



23 Drungans Drive, Cargenbridge, Dumfries, DG2 8NS

Offers over £135,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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A lovely three bedroom terraced property located in the popular Cargenbridge area, would benefit from some modernisation.

A lovely three bedroom terraced property located in the popular Cargenbridge area, would benefit from some modernisation. This property offers three double bedrooms, a great amount of storage space and offers easily maintained garden ground to the front and rear. Cargenbridge has a local shop and primary school, and all other services can be found a short distance away in the town centre.

ACCOMMODATION

Entrance Vestibule, Hall, Sitting Room, Kitchen, W.C., 3 Bedrooms, Bathroom. Garden to front and rear.

VESTIBULE (0.78M X 0.76M OR 2'5" X 2'5")

UPVC door with opaque glazed panel. Fitted carpet.

HALL

Ceiling light. Central heating thermostat. Telephone point. Under stair storage cupboard. Cupboard housing central heating boiler, fuse box and meters. Shelved airing cupboard. Fitted carpet.

SITTING ROOM (6.76M X 3.58M OR 22'1" X 11'7" BOTH AT WIDEST POINTS)

Windows to the front and rear, both with vertical blinds. Coving. Two ceiling lights. Television point. Two central heating radiators. Freestanding electric fire. Fitted carpet.



KITCHEN (3.87M X 3.05M OR 12'7" X 10')

Window to the rear, roller blind. UPVC door with opaque glazed panel. Track ceiling spot lights. Fitted base and wall units. Fridge Freezer. Washing machine. Slot in cooker and extractor fan. Stainless steel sink and drainer with tiled splashback. Central heating radiator with thermostat controls. Wooden effect flooring.



W.C. (0.78M X 1.54M OR 2'5" X 5')

Opaque glazed window to the front with horizontal blinds. Ceiling light. W.C. Wash hand basin set in fitted unit. Respatex. Tile effect flooring.

From the Hall, carpeted staircase to the Landing.

LANDING

Ceiling light. Central heating radiator with thermostat controls. Access hatch to storage loft. Large shelved storage cupboard. Fitted carpet.



BEDROOM 1 (2.94M X 3.08M OR 9'6" X 10'1")

Window to the rear with vertical blinds and curtains. Ceiling light. Alcove. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 2 (4.08M X 2.52M OR 13'3" X 8'2")

Window to the rear with vertical blinds and curtains. Ceiling light. Built in wardrobe with hanging rail and shelf. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 3 (12'1" X 8'1" OR 3.69M X 2.47M)

Window to the front with vertical blinds and curtains. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.



STORAGE CUPBOARD (0.97M X 1.87M OR 3'1" X 6'1")

Ceiling light. Fitted shelves. Carpet.

BATHROOM (1.56M X 1.88M OR 5'1" X 6'1")

Opaque glazed window to the front with roller blind. Ceiling light. W.C. Wash hand basin. Bath with electric shower over and shower screen. 'Dimplex' wall heater. Tiled walls. Tile effect flooring.

OUTSIDE

Paved garden to the front. Garden with lawn to the rear.

NOTES

This property has an ample supply of power points, full double glazing and central heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with any white goods included. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band B.

ENTRY

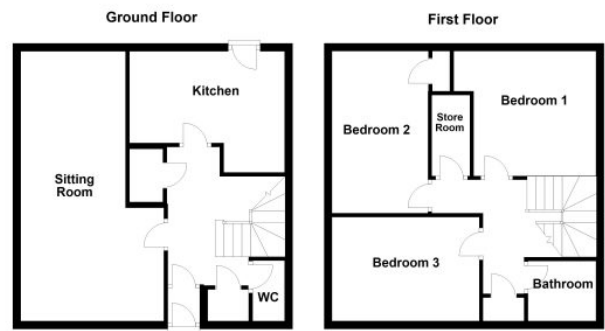
By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving Dumfries on the A711, at the first roundabout follow the road to the left. At the next roundabout turn left onto Cargenbridge Avenue and right. Take the next left onto Drungans Drive and number 23 is on the left.



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.



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