



## 3 Mid Nunnery, Irongray Road, Dumfries, DG2 0HS

Offers over £240,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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A spacious 4 bedroom detached bungalow with garage on the periphery of Dumfries enjoying views to the rear over surrounding farmland.

3 Mid Nunnery is a spacious 4 bedroom detached bungalow with detached garage enjoying views over surrounding farmland. The property is situated on the periphery of Dumfries with its range of amenities/facilities etc. There is electric heating in place together with hardwood surround double glazing. The property enjoys rural views over surrounding farmland.

Entrance Vestibule. L-Shaped Hallway. Lounge. Kitchen. Utility Room. 4 Bedrooms. Shower Room. Detached Garage.

#### ENTRANCE VESTIBULE

Hardwood front door; ceramic tiled floor; timber surround glazed door to:-

#### L-SHAPED HALLWAY

Fitted carpet; 2 x Dimplex nightstore heaters; deep storage cupboard housing E7 hot water control unit and fuse boxes; further cupboard housing hot water tank



### LOUNGE (5.55 M X 4.50 M)

Large double glazed picture window to rear enjoying views over surrounding farmland; further double glazed patio doors to side; fitted carpet; 2 x Dimplex nightstore heaters; coal effect electric fire set in brick surround with display shelving to sides; TV and telephone points;

### KITCHEN (3.06 M X 2.64 M)

Double glazed window to front; well fitted kitchen with light wood effect base, wall and drawer units; contrasting worksurfaces over; stainless steel 1 1/2 bowl sink; ceramic tiled splashbacks; electric hob with extractor hood above and separate oven; vinyl flooring;

### UTILITY ROOM (3.08 M X 1.48 M)

Double glazed window to side; fitted carpet; base unit with worksurface and stainless steel sink; space for white goods; timber door to garden;

### BEDROOM 1 (4.26 M X 2.83 M)

Double glazed window to side; fitted carpet; TV point;



### BEDROOM 2 (3.46 M X 3.08 M)

Double glazed window to rear; fitted carpet;

### BEDROOM 3 (3.62 M X 3.08 M)

Double glazed window to rear; fitted carpet; Dimplex panel heater; built in double wardrobes;

### BEDROOM 4 (3.61 M X 2.89 M)

Double glazed window to side; fitted carpet; Dimplex panel heater; TV aerial; built in double wardrobes;

### SHOWER ROOM (2.89 M X 1.68 M)

Opaque double glazed window to front; grey w.c. and wash hand basin; large fully tiled shower cubicle; shelved recess; small Dimplex nightstore heater; heated towel rail; vinyl flooring;



## OUTSIDE

There is a shared tarmac drive leading to No. 3. A gravel parking area at the front gives access to a further gravel area to the side where the detached garage is located. The garden grounds are mainly laid to lawn with established and mature plants and shrubs. There is a gravel drying area located to one side of the property. The house enjoys views over surrounding farmland to the rear.

## NOTES

This property has electric heating in place, hardwood double glazing and ceiling coving to most rooms. All fixed floor coverings and blinds are included in the sale. We understand that there is mains gas available in proximity to the house.

Drainage is to a septic tank

## HOME REPORT

The Home Report is available on [www.onesurvey.org](http://www.onesurvey.org)

## EPC & COUNCIL TAX BANDING

EPC Band E . 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.







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