



55 Gillbrae Crescent, Dumfries, DG1 4DJ

Offers over £137,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Located in the popular residential area of Georgetown, this bungalow been extended to provide three bedrooms.

Located in the popular residential area of Georgetown, this property been extended into the loft space to provide three bedroomed accommodation. This property is set in a desirable location and has a primary school, childrens play park and convenience shop just a short walk away. All other amenities can be found close by in Dumfries town centre which can be easily accessed by car, bus or on foot.

ACCOMMODATION

Hall, Living/ Dining Room, Kitchen, Porch, Shower Room, 3 Bedrooms (1 En Suite). Driveway. Gardens to front and rear.

Entered through UPVC door with opaque glazed panel. Coving. Ceiling light. Central heating thermostat. Central heating radiator Telephone point. Under stair storage cupboard housing fuse box and meters. Wooden effect flooring.

LIVING/ DINING ROOM (11'2" X 28'6" OR 3.42M X 8.72M)

French doors to the rear with curtain pole and curtains. Two decorative ceiling lights. Coving. Two wall lights. Two central heating radiators with thermostat controls. Television point. Gas fire set on marble hearth and wooden mantle. Fitted carpet and wood effect flooring.



KITCHEN (15'7" X 6'1" OR 4.79M X 1.88M)

Two windows to the side with vertical blinds. Ceiling spot lights. Central heating radiator with thermostat controls. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Integrated fridge freezer. Integrated oven and grill. Washing machine. Gas hob with extractor hood over. Cupboard housing central heating boiler. Hatch into Living Room. Tile effect flooring.



PORCH (5'7" X 6'4" OR 1.73M X 1.97M)

Window to the side and rear with vertical blinds. UPVC glazed door to the side. Ceiling light. Tile effect flooring. Opening into the Kitchen.

SHOWER ROOM (6'4" X 5'7" OR 1.94M X 1.75M)

Opaque glazed window to the side. Inset spot lights. Shower enclosure with stainless steel shower and Respatex wall cladding. W.C. Wash hand basin set in fitted vanity unit. Chrome ladder style central heating radiator. Laminate flooring.



BEDROOM 1 (9'8" X 7'8" OR 3.01M X 2.40M)

Window to the front with curtain pole and curtains. Ceiling light. Coving. Central heating radiator with thermostat controls. Built in storage cupboard. Wooden effect flooring.

BEDROOM 2 (7'8" X 9'9" OR 2.38M X 3.02M)

Window to the front with curtain pole and curtains. Ceiling light. Coving. Central heating radiator with thermostat controls. Fitted wardrobe with hanging rail and shelves. Fitted carpet.

From the Hall carpeted staircase to the Landing.



LANDING

Wall light. Velux window to the front. Door giving access into the eaves.

BEDROOM 3 (13'8" X 12'8" OR 4.20M X 3.91M)

Velux window to the rear. Ceiling light. Wall light. Access hatch into the eaves. Wardrobe with hanging rail and shelves. Central heating radiator with thermostat controls. Fitted carpet.

EN SUITE (4'72" X 4'3" OR 1.43M X 1.31M)

Velux window to the rear. Ceiling light. Pine clad ceiling. W.C. Wash hand basin set in fitted unit. Shower enclosure with electric shower. Tiled splashback. Wood effect flooring.

OUTSIDE

Paved area to the front. Tarred driveway to the side leading to rear garden with concrete and gravel areas.

NOTES

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

ENTRY

By negotiation.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

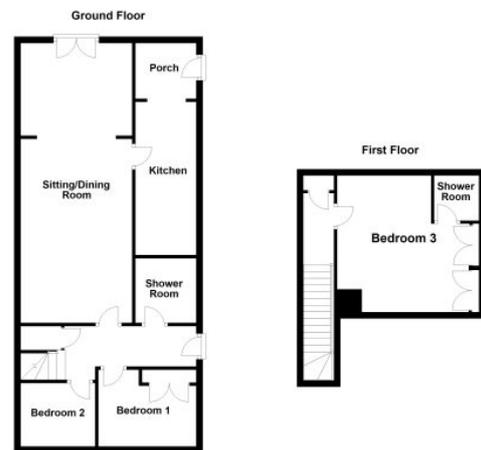


DIRECTIONS

Leaving Dumfries on the Annan Road continue straight at the 1st mini roundabout and then take the 2nd exit at the next roundabout onto Georgetown Road. Follow this road and continue straight on at the next roundabout. Take the first right hand turn onto Gillbrae Crescent. Follow the road round the corner and number 55 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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