



7 Woodside Avenue, Clarencefield, Dumfries, DG1 4GD

Offers over £195,000



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Set in the quiet village of Clarencefield, this lovely detached bungalow would suit a variety of purchasers. This property has the advantage of an easily maintained, private garden and would suit a young family or someone looking for a downsize property. Clarencefield has its own local pub and has a bus service giving access to the towns of Dumfries and Annan.

### ACCOMMODATION

Hall, Sitting Room, Conservatory, Dining Kitchen, 3 Bedrooms (1 En Suite), Family Bathroom. Garage. Car Port. Summer House. Gardens surrounding.

### HALL

Entered through PVC door with opaque glazed panel. Coving. Ceiling light. Central heating radiator with thermostat controls. Storage cupboard with shelves and coat hooks. Access hatch to storage loft. Wooden effect flooring.

### SITTING ROOM (11'8" X 15'9" OR 3.62M X 4.86M)

PVC french doors to the Conservatory with curtain pole. Coving. Ceiling light. Central heating radiator with thermostat controls. Electric stove set on slate hearth. Television point. Telephone point. Wooden flooring.

### CONSERVATORY (9'5" X 7'4" OR 2.90M X 2.25M)

Windows to sides and rear. PVC patio doors to the rear garden. Fitted carpet.





### DINING KITCHEN (25'9" X 10' OR 7.91M X 3.05M)

Window to the side with roller blind. PVC door to the side. French doors to the rear with curtain pole. Coving. Three ceiling lights. Fitted base and wall units. Stainless steel 1 1/2 bowl sink and drainer. Tiled splashback. Hob and oven with stainless steel extractor hood over. Space and plumbing for washing machine, fridge and tumble dryer. Television point. Central heating radiator with thermostat controls. Fitted carpet.



### BEDROOM 1 (11'2" X 14'6" OR 3.43M X 4.45M AT WIDEST POINTS)

Window to the front with curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Telephone point. Television point. Fitted carpet.



### EN SUITE (2'9" X 7'5" OR 0.89M X 2.31M)

Opaque glazed window to the side with roller blind. Coving. Ceiling light. Extractor fan. W.C. Wash hand basin. Shower enclosure with mains 'Mira Exel' shower. Half tiled walls. Central heating radiation with thermostat controls. Cushion flooring.

### BEDROOM 2 (11'3" X 10'6" OR 3.46M X 3.24M)

Window to the front with roller blind, curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Television point. Built in wardrobes with sliding doors, hanging rail and shelves. Fitted carpet.



### BEDROOM 3 (8'1" X 7'8" OR 2.47M X 2.38M)

Window to the side with curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Built in wardrobe with sliding doors, hanging rail and shelf. Fitted carpet.

## BATHROOM (8' X 6'7" OR 2.46M X 2.06M)

Opaque glazed window to the side. Coving. Ceiling light. W.C. Wash hand basin. Bath with mains 'Mira Exel' shower over and shower screen. Tiled splashback. Central heating radiator. Cushion flooring.

## GARAGE (15'9" X 10'6" OR 4.87M X 3.24M)

Roller door to the front. PVC door to the rear with opaque panel. Full light and power. Etech boiler and hot water tank.

## OUTSIDE

Gravelled driveway to the front with small lawn. Car port. Fully enclosed rear garden with decking and gravelled areas. Summerhouse.

## NOTES

This property has an ample supply of power points, full central heating and full double glazing. All fixed floor coverings and window dressings are included in the sale. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band E. Council Tax Band E.

## VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

## ENTRY

By negotiation.



## DIRECTIONS

Entering Clarencefield on the B724 from Dumfries, turn right onto Woodside Avenue. Number 7 is on the right.

### **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.





# BRAIDWOODS

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