



70 Barnton Road, Dumfries, DG1 4HN

Offers over £95,000



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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [info@braidwoods.com](mailto:info@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)

This two bedroom semi-detached bungalow is located on a popular residential street and is presented to the market in walk in condition.

This two bedroom semi-detached bungalow is situated on a popular residential street and is presented to the market in walk in condition. All amenities are within easy reach including primary and secondary schools and local shops just a short walk away. Dumfries town centre is easily accessible on foot or by public transport.

### ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, Conservatory, 2 Bedrooms, Bathroom. Gardens to the front and rear.

### ENTRANCE HALL (1.1M X 3.1M OR 3'7" X 10'4")

Entered through wooden door with opaque glazed panels. Ceiling light. Access hatch to storage loft. Central heating thermostat. Storage cupboard housing fuse boxes and meters. Fitted carpet.

### SITTING ROOM (3.5M X 5.1M OR 11'8" X 16'10")

Window to the rear with curtain pole. Ceiling light. Gas fire set on marble hearth with back boiler. Television and telephone points. Central heating radiator with thermostat controls. Fitted carpet.

### KITCHEN (2M X 3.1M OR 6'9" X 10'5")

Wood door to the rear with opaque glazed panel leading to the Conservatory. Two windows to the rear. Ceiling strip light. Fitted base and wall units. Slot in cooker. Washing machine. Fridge freezer. Stainless steel sink and drainer. Tiled splashback. Central heating radiator. Tile effect flooring.



### CONSERVATORY (3.1M X 2.5M OR 10'2" X 8'2")

Full length windows to the rear. Poly carbonate roof. Television point. Fitted carpet.

### BEDROOM 1 (3.1M X 3.1M OR 10'4" X 10'3")

Window to the front with curtain pole. Ceiling light. Central heating radiator with thermostat controls. Television and telephone points. Shelved storage cupboard housing hot water tank. Fitted carpet.

### BEDROOM 2 (2.4M X 3.1M OR 8'1" X 10'4")

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

### BATHROOM (2M X 1.8M OR 6'10" X 6'2")

Opaque glazed window to the side. Ceiling light. Bath with electric 'Mira Vie' shower over and shower screen. Tiled splashback. W.C. Wash basin. Wall mounted unit with mirrored doors. Central heating radiator with thermostat controls. Tile effect flooring.

### OUTSIDE

Gravel garden to the front with tarred driveway to the side. Easily maintained lawn to the rear.

### NOTES

This property has an ample supply of power points, full double glazing and full gas central heating. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees are given with the white goods included in the sale. Home report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band D. Council Tax Band B.

### ENTRY

Negotiable



## VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272

## DIRECTIONS

Heading on the Whitesands towards Dock Head, take a left onto the A756. Continue straight at the traffic lights and the third exit at the roundabout. Take the third right onto Eastfield Road and continue to follow the road as it becomes Kellwood Road. Turn right onto Barnton Road and number 70 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.**



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