



## Hyndford, 5 Gloucester Avenue, Dumfries

Offers over £230,000

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Spacious detached family home in the popular Hardthorn area of Dumfries.

Having been fully renovated by the current owners including new roof, new windows, external doors and electric car charger in the last twelve months.

This stunning family home offers three spacious double bedrooms, two living rooms, large kitchen, dining room, family bathroom, downstairs W.C. and a large private garden. The property is in move in condition and is one not to be missed.

#### HALL

Composite and opaque glazed door to front, ceiling light, door to under stair cupboard, luxury vinyl flooring, central heating radiator, smart heating thermostat, door to downstairs W.C. doors to kitchen and sitting room.



#### SITTING ROOM – 3.7M X 4.1M

Large window to front with slatted blinds and curtain pole, central heating radiator, led ceiling light, built in bookcases, wall mounted television unit with integrated lighting, laminate flooring.



#### DINING ROOM – 2.8M X 3.1M

Ceiling light, coving, central heating radiator, vinyl flooring, arch to living room, door to sitting room.



## LIVING ROOM – 4.4M X 3.6M

Modern ceiling light, coving, window to side with roller blind, patio doors to rear garden with curtain pole, central heating radiator, fitted carpet.

## KITCHEN 3.1M X 4.4M

Large window to rear, multi spot ceiling light, coving, shaker style wall and base units with laminate worktop and tiled splashback, pendant and integrated worktop lighting, stainless steel sink with drainer and mixer tap, integrated dishwasher and microwave, outside venting cooker hood, cupboard housing Worcester central heating boiler, central heating radiator, luxury vinyl flooring, opaque glazed door to side, tv wall bracket, space for cooker, washing machine and American fridge freezer with plumbed in water dispenser.



## DOWNSTAIRS W.C. 0.9M X 2.3M

Ceiling light, opaque glazed window to side, W.C, Vanity unit, chrome ladder radiator, partially panelled walls, luxury vinyl flooring.

## STAIRWAY

Painted wooden stairs leading to landing.

## LANDING

Two ceiling lights, window to front with slatted blind, fitted carpet, door to large storage cupboard, access to loft.



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### BEDROOM 1 – 4.1M X 3.1M

Large window to front with double curtain pole and slatted blinds, coving, integrated shelved storage cupboard, built in double wardrobes, central heating radiator, fitted carpet, tv bracket, led ceiling light.



### BEDROOM 2 – 4.2M X 3.1M

Ceiling light, coving, large window to rear with curtain pole and roller blind, panelled accent wall, storage alcove with integrated drawers, laminate flooring.

### BEDROOM 3 – 3.1M X 3.2M

Ceiling light, coving, window to rear with curtain pole and roller blind, storage cupboard with shelf and hanging rail, central heating radiator, fitted carpet.



### FAMILY BATHROOM – 2.0M X 1.9M

Integrated led ceiling spotlights, coving, opaque window to side, partially tiled walls and tiled floor, vanity unit with integrated sink and W.C, shower bath with Respatex panelling and Mira mains shower, shaving point, large chrome ladder radiator, extractor fan.

### OUTSIDE

To the front of the property there is a large driveway which continues to the garage at the rear, lawn area and established borders. There is a porch light and smart integrated soffit lighting to the front and side. There is also a smart electric car charger.



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To the rear there is a detached garage with roller door, outside tap, led floodlight and double external power socket. There is a large lawn area with established borders and two decking areas offering sun traps throughout the day.

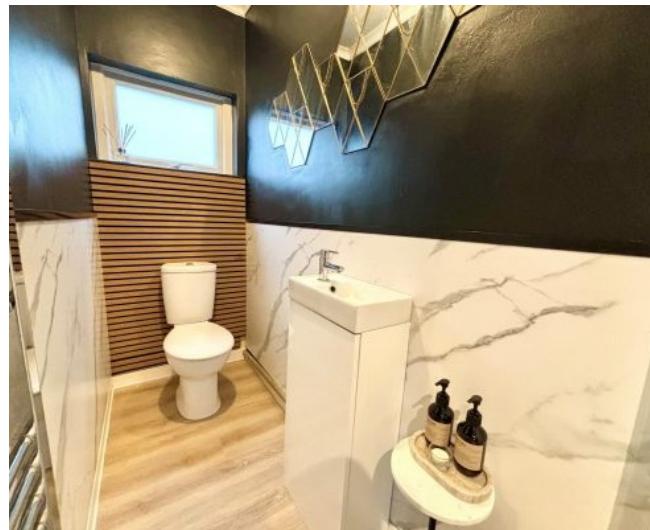
#### NOTES

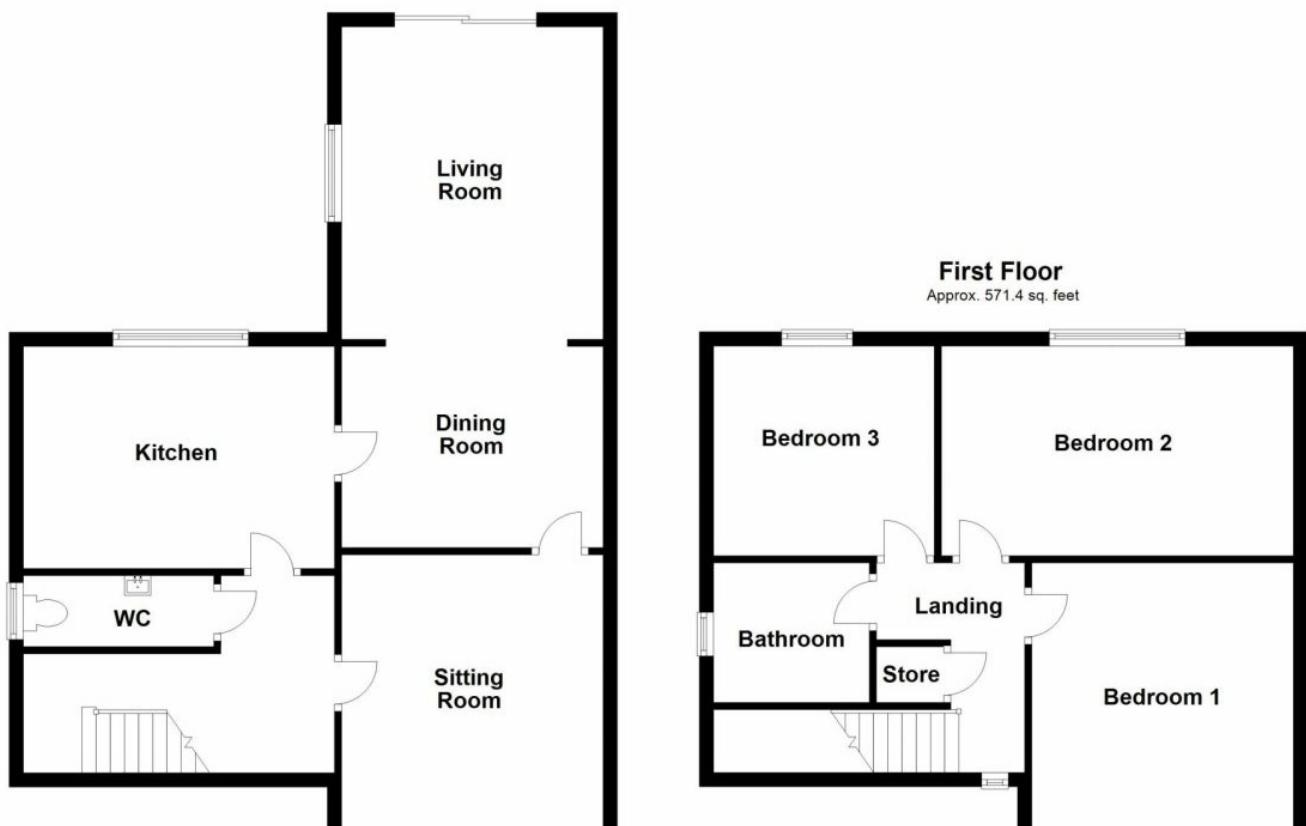
Every room has been thoughtfully redecorated. The property had a new central heating system installed and was rewired in late 2018. A new roof, windows and external doors were installed in the last 12 months. A new kitchen, bathroom and W.C were also installed within the current ownership.

#### **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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