



Mellanby, Mount Kedar, Mouswald, Dumfries, DG1 4LY

Offers over £140,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

This two bedroom detached bungalow is situated in an idyllic location with stunning views over Criffel and towards the Lake District.

This two bedroom detached bungalow is situated in an idyllic location with stunning views over Criffel and towards the Lake District. This lovely property has been well maintained and offers extremely generous garden ground and parking. The busy market town of Dumfries is around 8 miles away where all amenities can be found and can be accessed by either car or public transport.

ACCOMMODATION

Entrance Hall, Sitting Room, Conservatory, Kitchen, Porch, 2 Bedrooms, Bathroom. Gardens surrounding. Car port.

ENTRANCE HALL (0.77M X 5.55M OR 2'5" X 18'2")

Entered through UPVC door to the front with opaque glazed panels. Ceiling light. Coving. Central heating radiator. Two shelved storage cupboards. Central heating thermostat. Carpet.

SITTING ROOM (4.51M X 3.61 OR 14'8" X 11'8")

Window to the front with horizontal blinds, curtain pole and curtains. Coving. Ceiling spot lights. Television point. Gas fire set on tile surround. Carpet.

CONSERVATORY (2.76M X 2.59M OR 9'1" X 8'6")

Windows to the front, side and rear. Door to the front. Tiled flooring.



KITCHEN (3.61M X 2.56M OR 11'8" X 8'4")

Window to the front with roller blind. Window into Porch. Door with glazed panels to the side into Porch. Ceiling spot lights. Coving. Central heating radiator. Fitted base and wall units. Stainless steel sink and drainer. Fridge. Cooker. Washing machine. Shelved storage cupboard. Wooden effect flooring.

PORCH (1.10M X 2.87M OR 3'6" X 9'4")

Windows to the front and side. UPVC door to the rear. Tile effect flooring.

BEDROOM 1 (4.04M X 3.61M OR 13'2" X 11'8")

Window to the rear and side with curtain pole and curtains. Ceiling light. Coving. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail and shelves. Telephone point. Fitted carpet.

BEDROOM 2 (3.56M X 1.71M OR 11'7" X 5'6")

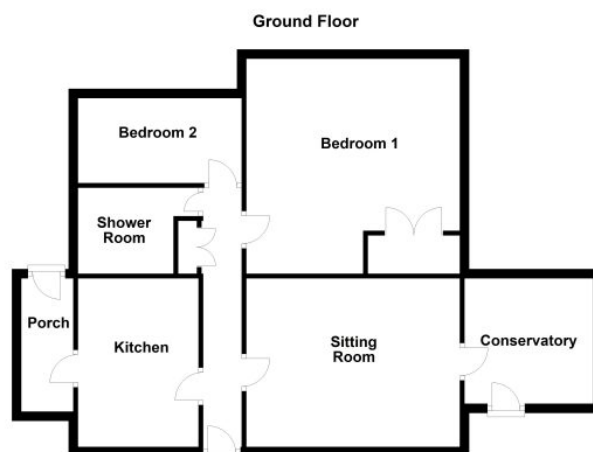
Window to the rear. Coving. Ceiling light. Central heating radiator with thermostat controls. Fitted wardrobes. Fitted carpet.

SHOWER ROOM (1.57M X 2.55M OR 5'1" X 8'3")

Opaque glazed window to the side with roller blind. Access hatch to storage loft. Coving. Ceiling spot lights. W.C. Wash hand basin set in fitted vanity unit. Shower enclosure with 'Mira Vie' shower. Central heating radiator. Respatex wall cladding. Wooden effect flooring.

OUTSIDE

The property is surrounded by easily maintained lawns with a gravel area and driveway leading to the Car Port.



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. Council Tax Band C. EPC Band G.

ENTRY

By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving Dumfries on the Annan Road continue straight onto the A75. Take the right turn signposted as Clarencefield and Racks. Continue along the road past Racks and past the turn off for Mouswald. Mellanby 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.



BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com