



Mossband, Dumfries Rd, Kirkgunzeon, Dumfries, DG2 8JP

Offers over £260,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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This 4 bedroomed detached bungalow is located in a semi-rural location on the outskirts of Kirkgunzeon.

This 4 bedroomed detached bungalow is located in a semi-rural location on the outskirts of Kirkgunzeon. Local schools, shops and other amenities can be found in the nearby town of Dalbeattie or the regions main town Dumfries. The property has recently be partially renovated presenting a walk in condition. It also benefits from the countryside views surrounding the property.

### ACCOMMODATION

Entrance Vestibule. Lounge. Open plan Kitchen/Diner. Rear hall. 4 Bedrooms, 1 with en-suite. Bathroom. Double garage.

### ENTRANCE VESTIBULE

Entered by a full glass panel UPVC door. The hall is of an 'L'-shape allowing access through to all rooms including loft hatch. Storage cupboard. Central heating radiator. Fitted Carpet. Ceiling light.

### KITCHEN AREA (14'6" X 12'5" OR 4.4M X 3.8M)

Window to rear. Range of wall and base units, with built in under counter fridge and freezer. Built in gas hob and electric cooker with extractor fan above. Stainless steel sink and drainer. Central heating radiator. Ceiling strip lights. Vinyl flooring





### DINING AREA (12'1" X 14'6" OR 3.6M X 4.4M)

Window to front. Space for large dining table. Fitted carpet. Central heating radiator. Ceiling light.

### LOUNGE ( 18'1" X 13'9" OR 5.5M X 4.2M)

Large window to rear. Open fire place with stone hearth and surround. Ceiling light. Central heating radiator. Fitted carpet.

### REAR HALL

Full glass panel UPVC door leading out to the rear. Space for boots and coats. Housing of boiler. Tile flooring. Ceiling light.

### BEDROOM 1 (9'9" X 15'1" OR 3.0M X 4.6M)

Window to rear. Built in walk-in cupboard with lighting, with ample space for freestanding furniture. Fitted carpet. Central heating radiator. Ceiling light.



### BEDROOM 2 (9'1" X 14'5" OR 2.7M X 4.4M)

Window to front. Good size room for free standing furniture. Wash hand basin. Fitted carpet. Ceiling light. Central heating radiator.

### BEDROOM 3 (11'6" X 11'2" OR 3.5M X 3.4M)

Window to rear. Space for freestanding furniture. Fitted carpet. Ceiling light. Central heating radiator.

### BEDROOM 4 (9'6" X 5'3" OR 2.9M X 1.9M)

This room is of a smaller size and could be used as a single bedroom, nursery or dressing room. Window to front. Central heating radiator. Ceiling light. Access to en-suite.

### EN-SUITE (3'6" X 9'1" OR 1.1M X 2.7M)

White W.C and wash hand basin. Shower cubicle with electric shower. White heated towel rail. Ceiling spot lights. Tile flooring. Extractor fan.

### BATHROOM (5'0" X 10'5" OR 1.5M X 3.2M)

Opaque window to side. White three piece white suite comprising of, W.C, wash hand basin and bath. Half tile surround and flooring. Central heating radiator.



## OUTSIDE

To the front is a paved patio area leading out onto a large grassed area. Paved patio area surround the property. Outside gas bottle store. Double garage. Driveway.

## NOTES

Site works are currently underway on the expansion of the park home site. Defined boundaries will be in place prior to completion on the sale of the property. This property has an ample supply of power points, calor gas central heating, double glazed, BT & TV points. All fixed floor coverings and blinds are included in the sale.

## HOME REPORT

The Home Report is available on [www.onesurvey.org](http://www.onesurvey.org)

## EPC & COUNCIL TAX BANDING

EPC Band G.

## ENTRY

Subject to negotiation.

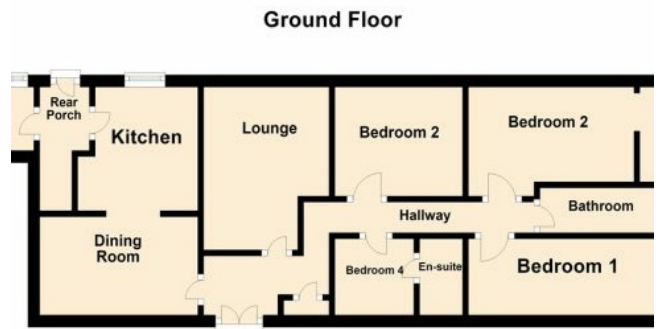
## VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272



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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