



12 Sandypoint Drive, Dumfries DG2 9RG

Offers over £147,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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

Constructed in 2014, this modern family home offers bright and spacious accommodation. The property has been finished to a high specification and has been beautifully maintained by its owners.

Constructed in 2014, this modern family home offers bright and spacious accommodation. The property has been finished to a high specification and has been beautifully maintained by its owners. Situated in the extremely popular Barnhill development this property benefits from being within walking distance of Dumfries Town Centre and all the amenities that this provides.

ACCOMMODATION

Entrance Hall, Cloakroom, Sitting Room, Kitchen, 3 Bedrooms (1 En Suite), Bathroom. Garage. Gardens.

ENTRANCE HALL (6'6" X 7'5" OR 2M X 2.2M BOTH AT WIDEST)

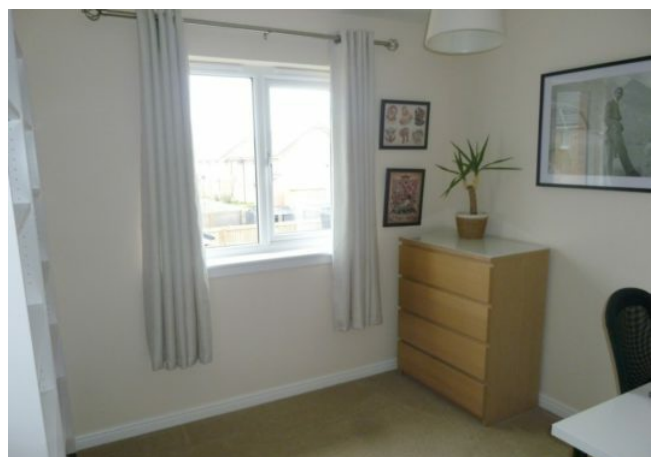
Entered through UPVC door with opaque glazed panel. Ceiling light. Coat hooks. Central heating radiator. Fitted carpet.

CLOAKROOM (7' X 3'7" OR 2.1M X 1.1M)

Opaque glazed window to the front. Ceiling light. Extractor fan. W.C. Wash hand basin with tiled splashback. Central heating radiator. Timber effect flooring.

SITTING ROOM (10'5" X 16'10" OR 3.1M X 5.1M)

Window to the rear with curtain pole. Coving. Ceiling light. Television point. Central heating radiator. Shelved storage cupboard. Fitted carpet.



KITCHEN (8'1" X 11'9" OR 2.4M X 3.6M)

Patio doors to the rear garden. Four point track ceiling light. Fitted base and wall units. 1 & ½ bowl stainless steel sink and drainer. Tiled splashback. Gas hob and oven with stainless steel extractor hood over. Space and plumbing for washing machine, tumble dryer and fridge freezer. Breakfast bar. Central heating radiator. Timber effect flooring.

From the Entrance Hall, carpeted staircase to the Landing.

LANDING

Ceiling light. Access hatch to storage loft. Fitted carpet.

BEDROOM 1 (14'7" X 11'9" OR 4.4M X 3.5M BOTH AT WIDEST POINTS)

Window to the front with roller blind and curtain pole. Ceiling light. Television point. Central heating radiator. Fitted carpet.

EN SUITE (6'10" X 5'1" OR 2.1M X 1.5M)

Opaque glazed window to the front. Ceiling light and spotlight. Extractor fan. Shower enclosure with tiled splashback. W.C. Wash hand basin with tiled splashback. Central heating radiator. Timber effect flooring.

BEDROOM 2 (9'4" X 9'9" OR 2.8M X 2.9M BOTH AT WIDEST POINTS)

Window to the rear with curtain pole. Ceiling light. Central heating radiator. Fitted carpet.

BEDROOM 3 (8'2" X 9'4" OR 2.4M X 2.8M)

Window to the rear with curtain pole. Ceiling light. Central heating radiator. Fitted carpet.



BATHROOM (6'4" X 6'11" OR 1.9M X 2.1M)

Ceiling light. Extractor fan. Bath with tiled surround. W.C. Wash hand basin. Wall mounted shelved cabinet with mirror fronted doors. Central heating radiator. Timber effect flooring.

GARAGE

Up and over door to the front. Full light and power.

OUTSIDE

Lawn to the rear with patio area. Gravel driveway to the front.

NOTES

This property has an ample supply of power points, full UPVC double glazing and full gas central heating. All fixed floor coverings are included. The property has the benefit of Planning Consent for the conversion of the garage into a Dining Area leading off the Kitchen.

ENTRY

By negotiation.

VIEWING

Contact Seller directly on 07864269747 or Braidwoods Solicitors on (01387) 257272.



DIRECTIONS

Leaving Dumfries across the Buccleuch Street bridge continue through the traffic lights into Galloway Street and take the first right into Terregles Street. Follow the road straight ahead at the next two roundabouts into Hardthorn Road and continue to follow this road straight on and turn left onto Caulstran Road. Take second left onto Caulstran Street and follow this road and turn right onto Tipperwuppy Drive. Take first left onto Sandypoint Road and then left onto Sandypoint Drive. Number 12 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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