



16 Makbrar's Neuk, Dumfries, DG1 4XB

Offers over £180,000



A spacious detached two bedroom bungalow in the sought after Georgetown area of Dumfries.

A spacious detached two bedroom bungalow in the sought after Calside area of Dumfries. This property benefits from three living spaces and two generous double bedrooms. Outside there is ample off street parking as well as a front lawn and fully enclosed rear garden. Calside is a popular residential area within easy distance of the town centre. Calside has its own primary school, nursery, convenience shops and pub. All other services are available in Dumfries which can be accessed on foot, by car or by public transport.



ACCOMMODATION

Entrance Hall, Kitchen, Dining Room, Conservatory, Sitting Room, 2 Double Bedrooms. Garage. Driveway. Garden to front and rear.

Entered through wooden door with opaque glazed panel. Coving. Ceiling light. Access hatch to storage loft. Central heating radiator. Shelved airing cupboard housing Worcester central heating boiler. Cupboard housing fuse box and meters. Fitted carpet.



KITCHEN (10'6" X 8'5" OR 3.25M X 2.61M)

Window to the rear with roller blind. Inset ceiling spot lights. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Eye level oven and grill. Integrated fridge freezer. 'NEFF' hob with extractor hood over. Integrated washing machine. Central heating radiator. Tile effect flooring.



DINING ROOM (10'6" X 6'5" OR 3.25M X 1.99M)

Ceiling light. Central heating radiator. Timber effect laminate flooring. French doors into the Conservatory.

CONSERVATORY (6'7" X 10'5" OR 2.07M X 3.20M)

Windows to sides and rear. Door to the side leading into the garden. Glass roof. Wall mounted spot lights. Central heating radiator. Timber laminate flooring.



SITTING ROOM (13' X 15'2" OR 3.96M X 4.65M)

Window to the front with vertical blinds and curtains. Coving. Ceiling light. Gas fire set on tiled hearth, stone surround and wooden mantle. Television and telephone point. Central heating radiator. Fitted carpet.

BEDROOM 1 (10'9" X 17'1" OR 3.29M X 5.19M)

Window to the rear with vertical blinds and curtains. Ceiling light. Central heating radiator. Fitted wardrobes with drawer units. Fitted carpet.



BEDROOM 2 (11'4" X 10'6" OR 3.49M X 3.24M)

Window to the front with vertical blinds and curtains. Ceiling light. Coving. Central heating radiator. Fitted wardrobe, units and drawers. Built in wardrobe with hanging rail, shelf and mirror doors. Fitted carpet.



BATHROOM (3'7" X 7'7" OR 1.12M X 2.35M)

Opaque glazed window to the side. Inset ceiling spot lights and extractor fan. Bath with 'Mira Sport' shower over and screen. W.C. Wash hand basin set in fitted vanity unit. Wall mounted unit with cupboard, mirror and lighting. Chrome ladder style central heating radiator with thermostat controls. Respatex wall cladding. Tile effect flooring.

GARAGE (18'6" X 9'1" OR 5.64M X 2.80M)

Electric up and over to the front. Door and window to the rear. Full light and power.

OUTSIDE

Paved and gravel driveway leading to the Garage. Lawn to the front. Fully enclosed rear garden with gravel area and flower bed with a variety of herbaceous plants.

NOTES

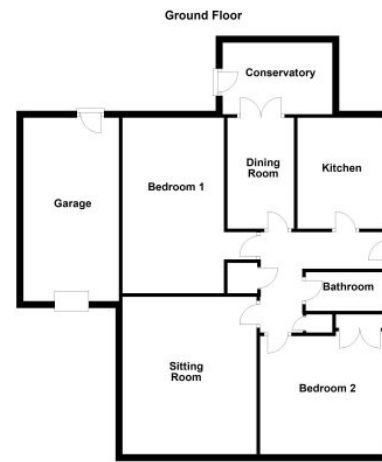
This property has an ample supply of power points, full gas central heating and double glazing. All fixed floor coverings, window dressings and white goods are included in the sale. No guarantees will be given with the white goods included. Home Report available on www.onesurvey.org. EPC Band D. Council Tax Band D.

ENTRY

By negotiaton.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.



DIRECTIONS

Leaving the town centre on St Michael Street at the roundabout take the second exit onto Craigs Road. Continue as the road becomes Gillbrae Road and at the roundabout turn right onto Calside Road. Take the third right onto Makbrar Road and then the third left onto Makbrar's Neuk. Number 16 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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