



20 Gilloch Avenue, Dumfries, DG1 4DN

Offers over £185,000

 3    1    2

  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)  
[www.braidwoods.com](http://www.braidwoods.com)

Situated in the popular residential area of Georgetown, this three double bedroom property offers two reception rooms and a generous sized garden to the rear.

Situated in the popular residential area of Georgetown, this three double bedroom property offers two reception rooms and a generous sized garden to the rear. Primary and secondary schools, nursery and convenience shops are within walking distance meaning this property would make a wonderful family home. Dumfries town centre is easily accessible where all other services can be found.

### ACCOMMODATION

Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen, W.C., 3 Double Bedrooms, Bathroom. Integrated Garage. Driveway. Garden to front and rear.

### PORCH (1.38M X 2.53M OR 4'5" X 8'3")

Door to the side. Windows to the front and side, all with vertical blinds. Timber clad ceiling. Tile effect flooring.

### HALL (1.89M X 3.40M OR 6'2" X 11'2")

Opaque glazed door into the Hall. Ceiling light. Under stair cupboard housing meters and fuse box. Central heating radiator. Fitted carpet.

### SITTING ROOM (13'5" X 14'6" OR 4.14M X 4.45M)

Window to the front with vertical blinds. Decorative ceiling light. Two wall lights. Central heating radiator with thermostat controls. Telephone and Television points. Gas fire set on tile surround with back boiler. Fitted carpet.





### DINING ROOM (13'5" X 8'6" OR 4.13M X 2.62M)

Window to the rear with vertical blinds. Decorative ceiling light. Central heating radiator with thermostat controls. Hatch into the Kitchen. Fitted carpet.



### W.C. (2'2" X 9'3" OR 0.69M X 2.84M)

Opaque glazed window to the side with roller blind. Ceiling light. W.C. Wash hand basin. Central heating radiator with thermostat controls. Tile effect flooring.

### KITCHEN (12'5" X 9'1" OR 3.81M X 2.80M)

Window to the rear with vertical blinds. Door with access into Garage. Ceiling strip light. Fitted base and wall units. Space and plumbing for dishwasher and washing machine. 1 1/2 bowl sink and drainer. Integrated hob with extractor hood over. Eye level oven. Breakfast bar. Tiled walls. Central heating radiator with thermostat controls. Vinyl flooring.



From the Hall, carpeted staircase to the Landing.

### LANDING

Window to the front with vertical blinds. Two ceiling lights. Access hatch to partially floored storage loft with pull down ladder. Central heating radiator with thermostat controls. Large shelved airing cupboard housing hot water tank. Fitted carpet.



### BATHROOM (5'8" X 5'5" OR 1.77M X 1.69M)

Opaque glazed window to the front with roller blind. Ceiling light. Extractor fan. Jacuzzi bath with electric shower over. W.C. Wash hand basin. Central heating radiator with thermostat controls. Mosaic effect flooring.

### BEDROOM 1 (12'1" X 10'7" OR 3.68M X 3.26M)

Window to the rear with vertical blinds. Ceiling light. Built in wardrobe with hanging rail and shelves. Telephone point. Central heating radiator with thermostat controls. Fitted carpet.



### BEDROOM 2 (11'1" X 10'6" OR 3.38M X 3.26M)

Window to the front with vertical blinds. Ceiling light. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail and shelves. Fitted carpet.

### BEDROOM 3 (8'5" X 12'1" OR 2.60M X 3.68M)

Window to the rear with vertical blinds. Ceiling light. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail and shelves. Fitted carpet.

### GARAGE (8'3" X 17' OR 2.54M X 5.19M)

Up and over door to the front. Door and window to the rear. Full light and power. Tap.

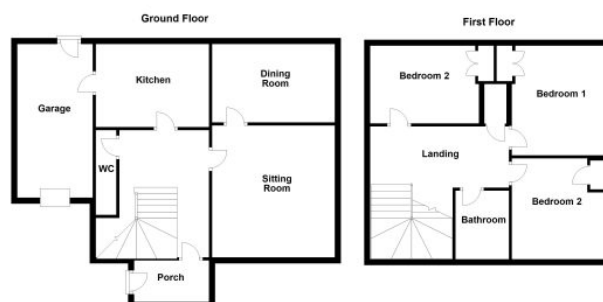


### OUTSIDE

Driveway to the side leading to the Garage. Lawn to the front. Path to the side leading to the rear garden with paved area, lawn and gravel.

### 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 integrated appliances are included in the sale. No guarantees will be given with any white goods included. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band D. Council Tax Band E.



### ENTRY

By negotiation.

## VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

## DIRECTIONS

Leaving Dumfries on the Annan Road continue straight at the 1st mini roundabout and then take the 2nd exit at the next roundabout onto Georgetown Road. Follow this road and continue straight on at the next roundabout. Turn right onto Gilloch Avenue and number 20 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.





# BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

[www.braidwoods.com](http://www.braidwoods.com)

T: 01387 257 272 | E: [web@braidwoods.com](mailto:web@braidwoods.com)