



30 Moss View, Dumfries, DG1 4LB

Offers over £190,000



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This three bedroom detached home is located in the extremely popular residential area of Georgetown. This property offers a great opportunity to purchase a lovely, spacious family home. Primary and secondary schools, nursery and local shop are all within walking distance. Dumfries town centre can be easily accessed on foot or by local bus routes which can be found nearby.

ACCOMMODATION

Entrance Hall, Sitting Room, Lounge, Dining Kitchen, Cloakroom/ W.C., 3 Bedrooms, Bathroom. Garage. Gardens to front and rear.

ENTRANCE HALL (1.93M X 3.72M OR 6'3" X 12'2" AT WIDEST POINTS)

Entered through door with opaque glazed panels. Ceiling light. Central heating radiator with thermostat controls. Telephone point. Fitted carpet.

SITTING ROOM (6.58M X 3.82M OR 11'7" X 12'5")

Large window to the front with horizontal blinds, curtain pole and curtains. Two ceiling lights. Living flame gas fire set on marble surround. Television point. Central heating radiator with thermostat controls. Fitted carpet.

LOUNGE (2.97M X 3.19M OR 9'1" X 10'4")

Patio doors leading to garden with horizontal blinds and curtains. Ceiling light. Central heating radiator with thermostat controls. Television point. Fitted carpet.



DINING KITCHEN (3.09M X 4.07M OR 10'1" X 13'3")

Window to the rear with horizontal blinds. Door with opaque glazed panels to the side. Ceiling strip light. Fitted base and wall units. Electric hob and oven. Integrated microwave. Space and plumbing for washing machine and fridge freezer. Stainless steel sink and drainer. Tiled splashback. Central heating radiator with thermostat controls. Large under stair storage cupboard. Two built in large shelved storage cupboards. Laminate flooring.



CLOAKROOM (0.89M X 0.83M OR 2'9" X 2'7")

Ceiling light. Wall mounted coat hooks. Fitted carpet.

W.C. (0.89M X 2.23M OR 02'9" X 7'3")

Opaque glazed window to the rear with horizontal blinds. Ceiling light. W.C. Wash basin set in fitted cabinet. Respatex splashback. Tile effect flooring.



BEDROOM 1 (4.84M X 4.25M OR 15'8" X 13'9" BOTH AT WIDEST POINTS)

Window to the front with curtains. Ceiling light. Access hatch to storage loft. Central heating radiator with thermostat controls. Built in wardrobe with hanging rails and shelf. Fitted carpet.

BEDROOM 2 (3.14M X 4.25M OR 10'3" X 13'9")

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



BEDROOM 3 (2.73M X 3.24M OR 8'9" X 10'6")

Window to the front with curtains. Ceiling light. Built in wardrobe with hanging rail and shelf. Telephone point. Central heating radiator with thermostat controls. Fitted carpet.

BATHROOM (1.96M X 2.10M OR 6'4" X 6'8")

Opaque glazed window to the rear with vertical blinds, curtain pole and curtains. Inset ceiling spot lights. Corner bath. W.C. Wash hand basin. Shower enclosure with 'Mira Jump' electric shower. Tiled splashback areas. Wall mounted unit with mirror fronted doors. Central heating radiator with thermostat controls. Tiled flooring.



GARAGE

Up and over door to the front. Door and window to the rear. Light and power.

OUTSIDE

Lawn to front and gravel driveway leading to the Garage. Lawn to the rear with patio area and herbaceous borders.



NOTES

This property has an ample supply of power points, full gas central heating and full double glazing. All fixed floor coverings and window dressings are included in the sale. White goods may be available by separate negotiation. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band E.

ENTRY

By negotiation.

VIEWINGS

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. At the next roundabout turn left onto Mosspark Road. Take the second right onto Moss View and number 30 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

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