



Glenure, 43 Moffat Road, Dumfries, DG1 1NN

Offers over £270,000



A beautifully presented five bedroom semi detached family home retaining many of its period features.

A beautifully presented five bedroom semi detached sandstone family home is located on the sought after Moffat Road. This extended property retains many of its period features. Glenure also has great Bed and Breakfast potential boasting four en suite bedrooms. This property is just a short walk from Dumfries town centre and a stone throw away from the Dumfries & County Golf Course, Bannatynes Gym and local secondary school.

ACCOMMODATION

Vestibule, Hall, Sitting Room, Snug/Downstairs Bedroom with En Suite, Dining Room, Kitchen, 3 En Suite Bedrooms, 2 further Bedrooms, 2 separate Bathrooms. Garden to the rear. Driveway with ample off street parking.

VESTIBULE (5'1" X 4'4" OR 1.55M X 1.36M)

Entered through hardwood door with top light. Original tiled floor. Glazed door into the Hall.

HALL

Cornicing. Two ceiling lights. Central heating radiator. Shelved storage cupboard. Fitted carpet.

SITTING ROOM (17'7" X 13'9" OR 5.42M X 4.26M)

Bay window to the front with blinds. Triple glazing. Cornicing. Ceiling light with rose. Central heating radiator with thermostat controls. Fireplace with wood burning stove. Fitted carpet.



SNUG (11'4" X 12'8" OR 3.50M X 3.91)

Window to the rear with blinds. Cornicing. Ceiling light and rose. Central heating radiator with thermostat controls. Telephone point. Fitted carpet.



EN SUITE (4'1" X 7'1" OR 1.23M X 2.16M INTO SHOWER ENCLOSURE)

Ceiling spot lights. Respatex. W.C. Wash hand basin set in fitted vanity unit. Ladder style central heating radiator. Shower enclosure with stainless steel shower. Tiled flooring.

DINING ROOM (12'4" X 13'5" OR 3.78M X 4.13M)

Window to the side with roller blind. Ceiling light. Alcove with shelves and unit. Cupboard housing hot water tank. Marble fire surround and wooden mantle. Two central heating radiators with thermostat controls. Wooden flooring.



KITCHEN (13'5" X 9'4" OR 4.13M X 2.84M AT WIDEST POINTS)

UPVC door with opaque panels to the side. Window to the rear. Stainless steel spot lights. Fitted base and wall units. 1 1/2 bowl sink and drainer. Washing machine. Slot in electric cooker with extractor over. Fridge freezer. Central heating radiator with thermostat controls. Store room housing oil central heating boiler. Wooden effect flooring.

From the Hall, carpeted staircase to the half landing.



BATHROOM (5'4" X 8'4" OR 1.67M X 2.56M)

Opaque glazed window to the side. Spot lights. Bath with electric Mira Event rainfall shower over and screen. W.C. Wash hand basin set in fitted vanity unit. Central heating radiator with thermostat controls. Tiled flooring.

BEDROOM 3 (12'7" X 8'2" OR 3.89M X 2.51M)

Window to the rear with curtain pole and curtains. Coving. Ceiling light. Fitted carpet.

Stairs to the first floor landing.

LANDING

Ceiling light. Fitted carpet.

BEDROOM 1 (18'3" X 11'9" OR 5.59M X 3.64M)

Bay window to the front. Triple glazing. Cornicing. Ceiling light and rose. Central heating radiator with thermostat controls. Fitted carpet.

EN SUITE (5'2" X 7'8" OR 1.59M X 2.38M INTO SHOWER ENCLOSURE)

Ceiling light. Extractor fan. Shower enclosure with Mira Sport shower. Tiled walls. W.C. Wash hand basin set in fitted vanity unit with tiled splashback. Tile effect flooring.

BEDROOM 2 (13'3" X 11'8" OR 4.05M X 3.61M)

Window to the rear with blinds. Ceiling light. Cornicing. Fitted unit. Central heating radiator with thermostat controls. Fitted carpet.

EN SUITE (3' X 7'8" OR 0.91M X 3.61M INTO SHOWER ENCLOSURE)

Ceiling light. Extractor fan. Shower enclosure with Mira Sport shower. W.C. Wash hand basin. Tiled splashback. Tile effect floor.



BEDROOM 4/OFFICE (7'6" X 9'9" OR 2.32M X 3.03M)

Window to the front with blinds. Triple glazing. Ceiling light. Coving. Central heating radiator with thermostat controls. Fitted carpet.

EN SUITE (5'8" X 3'8" OR 1.77M X 1.16M)

Ceiling spot lights. Extractor fan. W.C. Wash hand basin set in fitted vanity unit. Shower enclosure with stainless steel shower. Ladder style central heating radiator with thermostat controls. Tile effect flooring.

From the first floor landing, carpeted staircase to the second floor.

LANDING

Velux window to the rear. Eaves storage room. Airing cupboard housing water tank.

BEDROOM 5 (11'8" X 19'1" OR 3.61M X 5.84M)

Window to the front with curtains. Ceiling light. Built in cupboard. Fitted carpet.

BATHROOM (9'7" X 7'4" OR 2.92M X 2.27M)

Velux window to the front. Ceiling light. Bath. W.C. Wash hand basin. Shower enclosure with electric Triton shower. Respatex. Fitted carpet.

GARAGE

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

OUTSIDE

Paved driveway to the front. Tarred parking area to the rear leading to the Garage. Fully enclosed rear garden with lawn, patio and flower bed.



NOTES

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

ENTRY

By negotiation.

VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving Dumfries along the Moffat Road, number 43 is on the left hand side.

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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