

**Annan**

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**28 Georgetown Crescent,  
Dumfries, DG1 4EQ**



You must not miss out on this fantastic two double bedroom bungalow with sun room and wet room conversion and attractively laid out suntrap garden to rear along with fantastic potential for further extension into large attic space. The property is located in a popular but quiet residential area close to local amenities and is a short distance from Dumfries Town Centre. This property has been well maintained both inside and out and viewing is a must.

## Features

Spacious bungalow with large extension including wet room and sun room  
 Lovely sought after area  
 Development potential for developing attic space  
 Two double bedroom  
 Attractively laid out private suntrap garden to rear  
 Close to local amenities

## Accommodation

### Interior

Living Room, Kitchen, Two double bedrooms, bathroom, wet room and sun room. Hatch with ladder leads to completely floored attic space which has incredible potential for further extension.

### Exterior

Well kept garden with driveway and chipped areas with flower and shrub borders to front.

The rear garden has a grass area, paved seating area and chipped areas with flower and shrub borders.

Greenhouse and wooden garden shed as well as some garden equipment will be included in the sale.

The garage has electric roll up door and some shelving.

## 28 Georgetown Crescent, Dumfries

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft

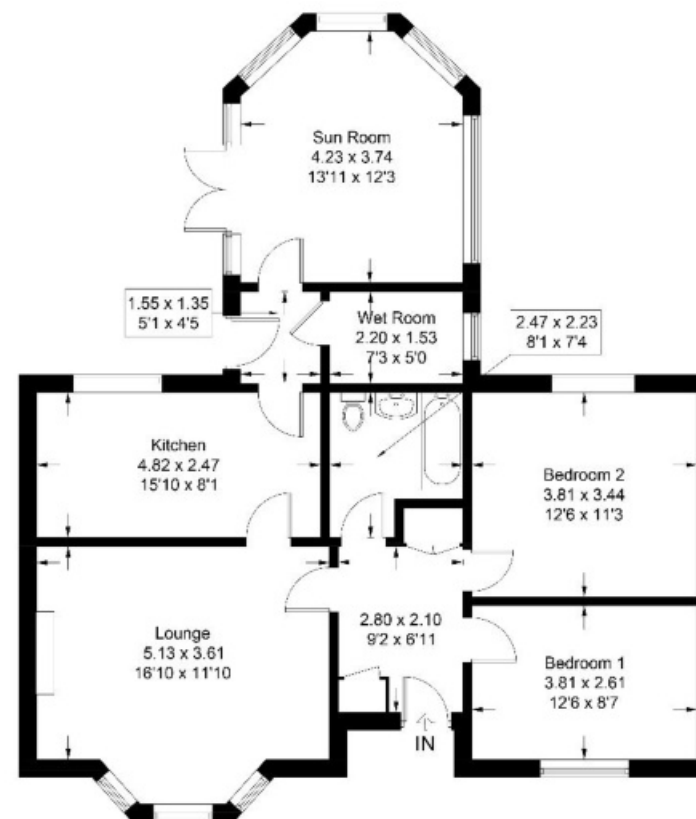


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103398)

### Situation DUMFRIES

This bustling town of Dumfries is set along the banks of the picturesque River Nith and is the largest town in South West Scotland. Dumfries has been a Royal Burgh since 1186. Dumfries is perhaps most well known for its many associations with Robert Burns, who lived here in the 1790s. The Robert Burns Centre is situated in an 18th century watermill and tells the story of Burns' last years in the town. The town was also home to J M Barrie for 5 years, the playwright best known for his work Peter Pan. Barrie played with friends at the Georgian house Moat Brae, which was restored and opened as a visitor attraction. It is now the National Centre for Children's Literature and Storytelling.

Dumfries has a wide variety of shops, large retail units, restaurants and places to stay. It has a number of leisure facilities and schools. Dumfries has good commuter links giving good access to A75 north and south making it a favourite of visitors to this part of Scotland. It has a train station which runs you to Glasgow down to the border at Gretna and onwards to Carlisle.

### CASTLE DOUGLAS

Known as the 'Food Town' of Dumfries & Galloway, Castle Douglas is located approx 18 miles from Dumfries along the A75 and sits between the Galloway Hills and Solway Firth. Castle Douglas has an array of gift and local produce shops along with larger retail supermarkets. Hospitality includes cafes, bistros, hotels and pubs. Castle Douglas has both Primary and Secondary schools. There are leisure facilities available including health centre. Castle Douglas is well situated for tourist attractions along the A75 route including close by Threave Gardens and Castle. If you enjoy outdoor activities water activities, hill walking, fishing and biking are all at your door step.

### DALBEATTIE

Located approx 15 miles from Dumfries, Dalbeattie is a bustling town with a variety of shops. One of the popular spots is Dalbeattie Forrest with the famous 7 stanes Mountain Bike Trail. Dalbeattie gives access to Solway coastal routes and sandy beaches in some coastal villages. This is an ideal area for those that like the outdoors and there is lots to see and do including coastal and woodland walks.

### GRETNNA

Gretna is just 2 miles from the Scottish/England border and gives easy access to major road links north and south. Gretna Green is famous for tying the knot and caters for thousands of eloping couples every year. It is an ever growing tourist spot with the historic Gretna Green Famous Blacksmith's Shop and in recent years a developing retail outlet village (Gretna Gateway/Caledonia Park Outlet Village). The town has a number of hotels and places to stay as well as places to eat. Local shops and small retail units including pharmacy line Central Avenue and the railway station is a short walk from the town.

### Fixtures and Fittings

All floor coverings, light fittings and blinds. The curtains will be left in the living room and the sun room.

Freestanding dishwasher, washing machine and fridge/freezer will be included in the sale. (Please be advised that no warranty shall be given for any white goods left in the property).

### Services

Mains gas, electricity, water and drainage.

Ideal Logic Max Combi C30 boiler which is located in the attic.

Solar panels.

EPC  
C

Council Tax  
D

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Annan**

**Call 01461 202**

**866/867**

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Dumfries & Galloway, DG12 6AU  
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