



44 Rotchell Road, Dumfries, DG2 7SB

Offers over £185,000



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Situated on a quiet residential street in Dumfries, this spacious two-bedroom detached bungalow offers comfortable single-storey living with excellent access to local amenities. With a generous layout, off-street parking with front and rear gardens. Viewing is highly recommended.

ENTRANCE VESTIBULE – 1.37M X 1.12M

Tiled flooring, ceiling light, timber and glazed door leading to hallway. Fuse box located here.

HALLWAY – 3.49M X 2.06M

Fully carpeted with ceiling light, radiator with thermostat, and attic hatch. Provides access to all rooms.

SITTING ROOM – 3.56M X 4.20M

A bright and welcoming front-facing room with a large triple window overlooking the garden and driveway. Features include an electric fire with marble surround, fitted blinds, curtain rail and timber/glass door to hallway.

KITCHEN – 2.55M X 3.55M

Functional and well-lit with side-facing windows. Includes stainless steel sink with tap, tiled splashback, plenty of cupboard space, radiator and ceiling light. Space for cooker, washing machine and fridge. Rear timber/opaque glazed door provides direct access to the back garden.

SHOWER ROOM – 2.08M X 2.03M

Contemporary, fully tiled shower room featuring a white WC and wash hand basin, mains overhead shower, opaque privacy window, mirrored medicine cabinet, radiator and ceiling light.



MASTER BEDROOM – 3.54M X 3.55M

Spacious double bedroom with two front-facing windows, allowing for excellent natural light. Includes ceiling light, fitted carpet, radiator, curtains, and curtain rail.

BEDROOM 2 – 3.53M X 3.55M

Generous rear-facing bedroom overlooking the garden. Features fitted carpet, ceiling light, radiator, blinds, and curtain rail.

GARDEN

Neatly presented with gravel landscaping and colourful flower beds. Tarmac driveway offers ample off-street parking for multiple vehicles.

Good sized rear lawn area with paved pathways leading to a fixed washing line. A large pebble-stone garage provides additional storage or workshop space

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

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