



19 Birchfield Place, Dumfries DG1 4SD

Offers over £195,000

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RARE THREE-BEDROOM DETACHED BUNGALOW IN GEORGETOWN

A rare opportunity to purchase a three-bedroom detached bungalow in the popular residential area of Georgetown, Dumfries. This attractive property offers generous living space, a large rear garden, off-road parking potential and a fantastic location close to local amenities, schools and transport links. The home is well-presented throughout and only requires a few finishing touches – ideal for those looking to put their own stamp on a property. Early viewing is highly recommended.

ENTRANCE – 1.58M X 1.32M

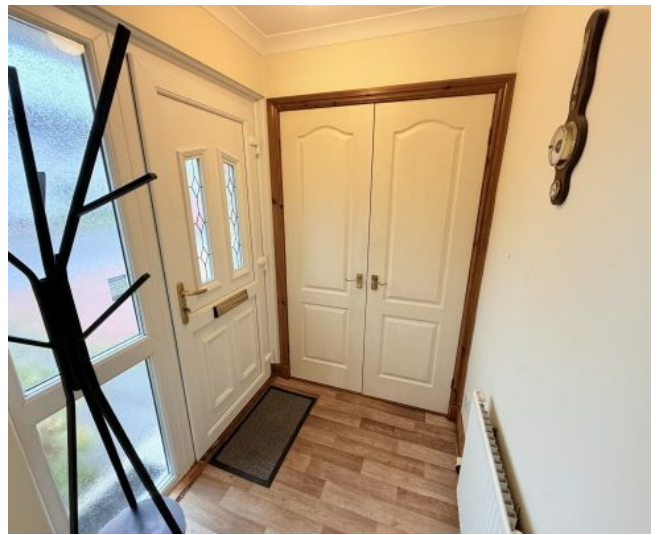
Welcoming entrance with wood-effect vinyl flooring, radiator with thermostat, ceiling light and coving. Opaque UPVC door with side window and a large storage cupboard.

LIVING ROOM – 3.50M X 4.97M

Spacious room with laminate wood flooring, coving, ceiling light and radiator with thermostat. Large front-facing window allowing plenty of natural light.

DINING ROOM – 3.39M X 2.40M

Flexible space would be ideal for a dining room. Features radiator with thermostat, blinds, side-facing window and attractive wood panelling. Floor currently stripped back – ready for the new owner to finish to their taste.



KITCHEN – 3.91M X 2.50M

A bright, light-filled kitchen fitted with cream cupboards and dark granite-effect worktops. Includes stainless steel sink with drainer, dishwasher, gas cooker and ceiling light. Window and external UPVC door to the side of the property. Floor stripped back to concrete – ready for new flooring of choice.



BEDROOM 1 – 2.59M X 2.38M

Fitted carpet, coving, ceiling light, large fitted wardrobe and side-facing window.

HALLWAY – 2.03M X 1.71M

Laminate wooden flooring, coving, ceiling light and attic hatch. Provides access to bathroom, living room, master bedroom and storage cupboard housing the boiler.

BATHROOM – 2.95M X 2.45M

Modern and stylish bathroom with a large opaque window providing plenty of natural light. Features a mains shower, separate bath, WC, wall hung vanity unit, mirror, ceiling light and heated towel rail. Finished with grey marble-effect tiling to the floor and part walls, complemented by contrasting white tiling.



BEDROOM 2 – 4.05M X 4.46M

Spacious second living area with laminate flooring, coving, ceiling light, radiator with thermostat, curtain pole and blinds. Double patio doors open directly to the large rear garden – perfect for entertaining or relaxing.



BEDROOM 3 (MASTER) – 4.48M X 3.97M

Generous master bedroom with fitted carpet, large double window to the rear, radiator with thermostat, ceiling light, curtain pole, blinds and large fitted wardrobe. Includes access to an en-suite shower room.

EN-SUITE – 2.72M X 1.07M

Fitted with vinyl flooring and wall panelling throughout. Includes WC, sink, electric shower, radiator and ceiling light.

OUTSIDE

To the front, there is a lawn area with established trees and shrubs, with a paved path leading to the front door. Gravel area provides potential for off-road parking. The rear garden features a paved patio overlooking a low-maintenance lawn with a modern grey decking area with glass surrounding. Mature trees to both sides of the garden offering excellent privacy.

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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