



5 Burntscarthgreen, Dumfries, DG1 1UN

Offers over £110,000



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This beautifully maintained two-bedroom bungalow is offered to the market in move in condition. Thoughtfully presented throughout, the home centres around a charming private internal courtyard providing an ideal spot for quiet relaxation or alfresco dining.

ENTRANCE HALL

Entering through UPVC Opaque glazed door with matching side light to large entrance hall, two ceiling lights, full wall of storage cupboards housing electricity meter and fuse box, fitted carpets and central heating radiator, two additional large storage cupboards with shelves and hanging space.

SHOWER ROOM – 1.73M X 1.33M

Fully laminate clad walls, ceiling light, opaque UPVC window to front with roller blind, modern WC and wash hand basin, wet room style mains shower with curtain rail and curtain, chrome towel radiator and vinyl flooring.

BEDROOM 2 – 3.34M X 2.68M

Ceiling light, central heating radiator with thermostat, double glazed window overlooking internal courtyard with roller blind, curtain rail and curtains.

BEDROOM 1 – 3.81M X 2.86M

Ceiling light, double glazed timber door with matching side light leading to internal courtyard with curtain rail and curtains, fitted carpet, full wall of integrated mirror fronted wardrobes, central heating radiator with thermostat.



LIVING ROOM – 4.27M X 3.51M

Spacious bright room with patio doors leading to the internal courtyard, curtain pole and curtains, ceiling light, electric fire with modern cream surround, shelved storage alcove with integrated lighting, central heating radiator with thermostat fitted carpet.

KITCHEN – 3.49M X 2.68M

Generous range of modern oak wall and base unit integrated electric oven with gas hob and stainless steel extractor over, dark granite effect work tops with matching splashback and integrated one and a half bowl stainless steel sink, double glazed windows to front and rear and opaque glazed door to courtyard, vinyl tile effect flooring, space for fridge, freezer and dishwasher, central heating radiator with thermostat.

ENTRANCE VESTIBULE

Door leading from kitchen, opaque glazed UPVC door and matching side light to front of property. Doorway leading to Utility Room.

UTILITY ROOM – 2.81M X 1.02M

Space for washing machine, tumble dryer and the central heating boiler, vinyl flooring, central heating radiator thermostat, integrated storage cupboard and ceiling light.



OUTSIDE

The bedrooms and public spaces in the property look over a private internal courtyard, offering a generous sheltered outside space. The courtyard features external lighting and a door to a private storage shed.

NOTES

Property is freshly decorated and is in move in condition with various upgrades throughout including recently installed modern shower room, central heating that was renewed when the current owners purchased the property and solid oak internal doors throughout.

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

2008

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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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