



Pleasance Avenue

Dumfries, DG2 7JL

Offers Over £170,000



- No Onward Chain
- Detached Bungalow
- Large Kitchen with Garden Access
- Ground Floor Bathroom
- Detached Garage & Off-Street Parking
- In Requirement of Modernisation
- Three Reception Rooms
- Three Bedrooms (Two Ground Floor)
- Generous Front & Rear Gardens
- EPC - E

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NO CHAIN - An exceptional opportunity to purchase a detached bungalow, in requirement of a thorough course of modernisation, yet providing a great canvas for creating an everlasting home. Internally, the accommodation offers a convenient layout along with great versatility, there are multiple reception rooms, a large kitchen, three bedrooms, two of which are on the ground floor, along with a ground floor family bathroom. Externally, the bungalow enjoys an excellent plot, with generous gardens to the front and rear, ample off-street parking and a garage. Located within a popular area of Dumfries, with excellent access into the town centre along with a range of amenities and transport connections. A viewing is essential to appreciate the location, space and possibilities of this excellent bungalow.

The accommodation, which has gas central heating and double/single glazing throughout, briefly comprises a hallway, living room, sitting room, dining room, kitchen, two bedrooms and bathroom to the ground floor with a landing, bedrooms and two eaves-stores to the first floor. Externally there is off-street parking, a garage and gardens to the front and rear. EPC - E and Council Tax Band - E.

Located within a popular residential area of Dumfries, the property has easy access to a wealth of amenities and transport connections including rail and bus. Within a couple of minutes drive or a short walk, you can reach supermarkets, stores, garages and fast-food outlets along with the Dumfries & Galloway Royal Infirmary within ten minutes. Heading into Dumfries town centre would take a short drive or for those looking to commute, the A75 can be accessed within five minutes. For family living, Dumfries is serviced by excellent schools for all ages.

GROUND FLOOR:

HALLWAY

12'1" x 6'5" (3.68m x 1.96m)

Entrance door from the front, internal doors to the living room, sitting room, two bedrooms and bathroom, radiator, open-stairs to the first floor landing and an obscured double glazed window.

LIVING ROOM

13'6" x 12'0" (4.11m x 3.66m)

Double glazed bay window to the front aspect, two radiators and a fireplace.

SITTING ROOM

14'6" x 12'1" (4.42m x 3.68m)

Double glazed window to the front aspect, radiator, fireplace and a sliding door to the dining room.

DINING ROOM

11'5" x 8'0" (3.48m x 2.44m)

Single glazed window to the side aspect, radiator, serving-hatch to the kitchen and an opening to the kitchen.

KITCHEN

12'3" x 9'10" (3.73m x 3.00m)

Two double glazed windows to the rear aspect, external door to the side driveway, external door to the rear garden, radiator and a wall-mounted gas boiler.

BEDROOM ONE

11'5" x 10'11" (3.48m x 3.33m)

Double glazed window to the rear aspect and a radiator.

BEDROOM TWO

11'6" x 9'5" (3.51m x 2.87m)

Double glazed window to the rear aspect and a radiator.

BATHROOM

7'11" x 5'5" (2.41m x 1.65m)

Obscured single glazed window and a radiator.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal sliding door to bedroom three and an internal door to the eaves store.

BEDROOM THREE

10'8" x 8'2" (3.25m x 2.49m)

Double glazed window to the rear aspect, radiator and an internal door to the eaves store.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a garden area, along with a driveway to the side allowing off-street parking for two/three vehicles. Access from the driveway into the garage.

Rear Garden:

Benefitting a sheltered seating area and gravelled garden area with mature borders.

GARAGE

WHAT3WORDS

For the location of this property, please visit the [What 3 Words App](#) and enter - sticky.empires.obscuring

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT

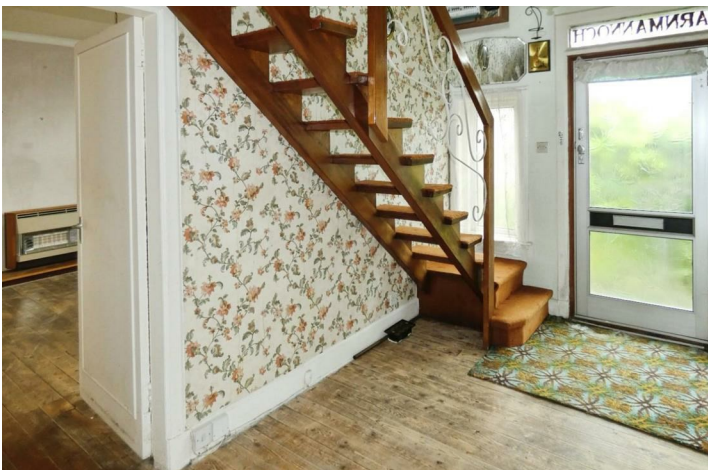
This properties Home Report is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

PLEASE NOTE

We would like to advise prospective buyers the property is being sold under the Scottish Guardianship and in turn could delay the conveyancing process for the successful buyer.

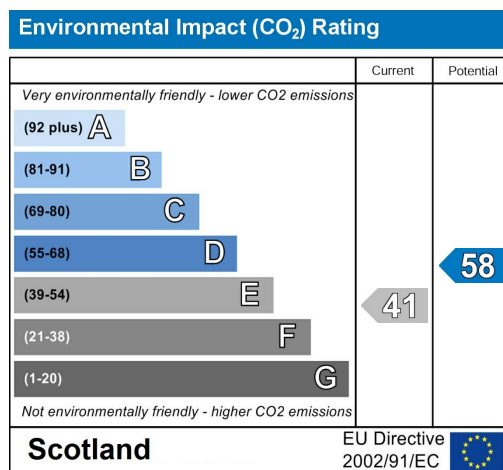
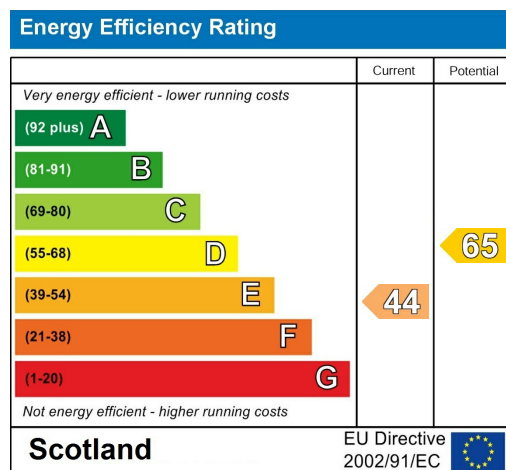
Floorplan







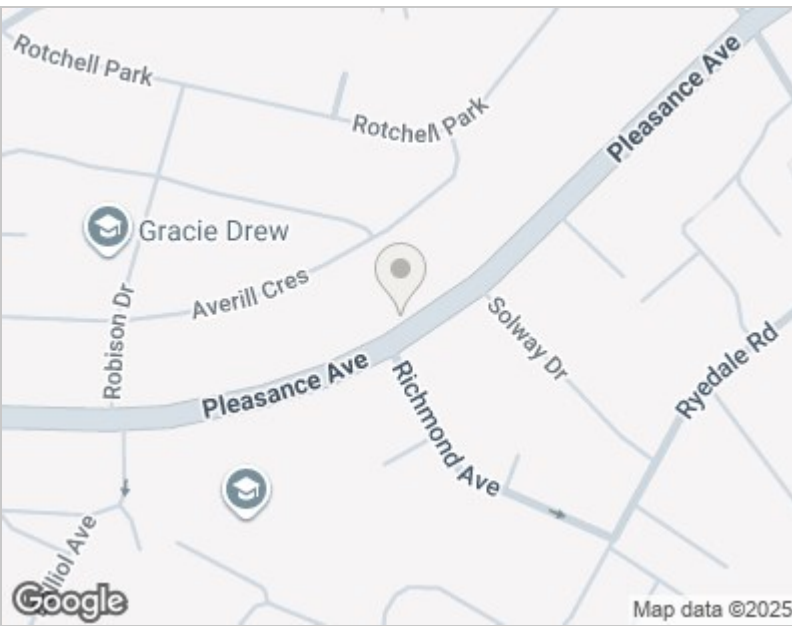
Energy Efficiency Graph



Viewing

Please contact our Hunters Southwest Scotland office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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