



244 Annan Road, Dumfries, DG1 3HE

Offers over £190,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

A well-presented two bedroom detached bungalow offering comfortable living in a convenient location. The property benefits from a private driveway, detached garage, enclosed garden and additional on street parking.

Ideally situated close to local supermarkets, everyday amenities and within easy reach of Noble hill Primary School and nursery. This home is perfect for first time buyers, downsizers or small families.

ENTRANCE VESTIBULE- 1.14M X 1.21M

Wooden flooring, cupboard housing Fusebox and electricity meter. Door to hallway.

HALLWAY- 3.75M X 1.19M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, attic/ loft hatch, doors to bedrooms, living room, shower room & kitchen.

BEDROOM 1- 3.75M X 3.44M

Ceiling light with shade, fitted carpet, central heating radiator with thermostat, window to front with vertical blinds, curtains & pole.

LIVING ROOM- 4.82M X 3.92M

Ceiling light with shade, fitted carpet, two central heating radiators with thermostats, bay window to front with vertical blinds, curtains and pole. Electric fireplace with stone mantle and wooden hearth.



BEDROOM 2- 3.86M X 2.96M

Ceiling light with shade, fitted carpet, window to rear with vertical blinds, curtains & pole. Central heating radiator with thermostat, fitted wardrobes with additional storage.

SHOWER ROOM- 2.24M X 1.68M

Ceiling light, vinyl flooring, WC and wash hand basin, wooden panelled ceiling, window to rear with vertical blinds, central heating radiator with thermostat walk in shower with glass screen and accessible handrails.

SITTING ROOM- 3.87M X 3.89M

Ceiling light with shade, fitted carpet, one window to side, one window to rear with vertical blinds, curtains & pole. Central heating radiator with thermostat, alcove storage shelf, gas fireplace with stone hearth and granite mantle. Door leading through to the kitchen.

KITCHEN- 4.61M X 1.92M

Ceiling spotlight, vinyl flooring, attic/ loft hatch, breakfast bar worktop, wooden wall and base units with stone effect worktop, stainless steel sink with drainer and mixer tap, space for oven & washing machine, window to rear with vertical blinds, door leading to back garden.



GARDEN

Concrete & lawn area with shrubs & flower plants, outdoor tap, drying green, small gravel area . Large garden shed/ garage.

To the front of the property a small gravel area and two access gates into the property.

NOTES

Private Driveway

Large garden shed/ garage

Gas central heating

Double Glazing



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