



37 Hardthorn Crescent, Dumfries, DG2 9JD

Offers over £205,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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Situated within the sought after Hardthorn area of Dumfries, Kindar is a well presented two bedroom detached bungalow offering comfortable living in a peaceful residential setting.

Internally, the home offers bright and spacious accommodation while externally presents a large private driveway, detached garage and well maintained garden with a lawn and patio area.

Viewing is highly recommended to appreciate everything this charming bungalow has to offer.

ENTRANCE HALLWAY- 3.87 X 1.69M

Ceiling light, fitted carpet, central heating radiator with thermostat, doors to living room, bedroom, kitchen & shower room. Extension leading to bedroom 2 and additional storage cupboards.

LIVING ROOM- 4.26M X 3.62M

Ceiling light, coving, fitted carpet, window to front with vertical blinds, curtains and pole. Gas fire with stone hearth and wooden mantle. Central heating radiator with thermostat, door to dining room.

DINING ROOM- 2.86M X 2.31M

Ceiling light with shade, fitted carpet, two windows to rear with roller blinds. Central heating radiator with thermostat, doors to kitchen and conservatory.



KITCHEN- 2.72M X 2.33M

Ceiling light, vinyl tile effect flooring, central heating radiator with thermostat, window to rear with roller blind, white wall and base units with marble effect worktop. Integrated hob, oven, microwave, washing machine and dishwasher. Stainless steel sink with drainer.



CONSERVATORY- 2.36M X 2.66M

Fitted carpet, large windows with roller blinds.

SHOWER ROOM- 2.45M X 1.68M

Ceiling light with shade, fitted carpet, window to rear with roller blind, curtain and pole. Walk in shower with glass screen. WC and wash hand basin with undercabinet storage.

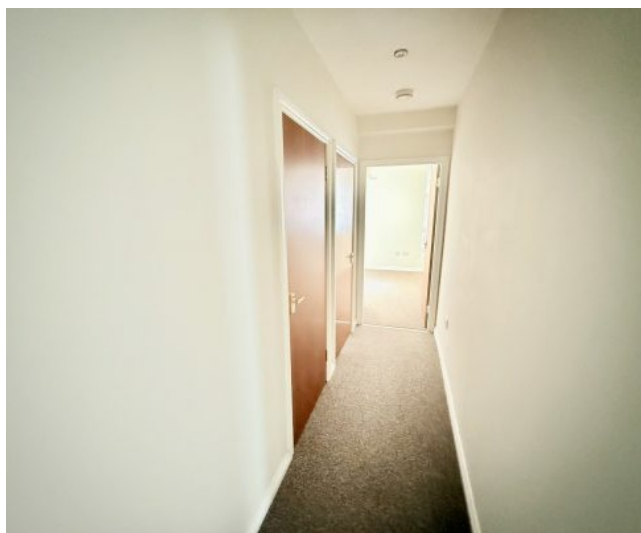


BEDROOM 1- 3.65M X 3.62M

Ceiling light with shade, fitted carpet, window to front with vertical blinds, curtains and pole. Double fitted mirrored wardrobe with sliding doors, central heating radiator with thermostat, door to En suite.

ENSUITE- 2.62M X 1.45M

LED ceiling spotlight, vinyl flooring, window to side with roller blind, heated towel rail, WC and wash hand basin with undercabinet storage, walk in glazed shower enclosure with accessible handrail.



HALLWAY EXTENSION- 3.88M X 0.95M

Fitted carpet, door to bedroom 2 and two integrated storage cupboards with shelving.



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BEDROOM 2- 3.36M X 2.41

Ceiling light with shade, fitted carpet, window to side with vertical blinds, curtains and pole. Central heating radiator with thermostat, fitted wardrobe with mirrored sliding doors.

GARDEN

Patio and lawn area with accessible ramp and railings. Steps leading up to lawn area with additional storage shed.

NOTES

Private driveway

Detached garage

Gas central heating

Double Glazing



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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