



307 Annan Road, Dumfries DG1 3JB

Offers over £190,000

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Spacious semi detached 2-bedroom bungalow located in Annan Road, Dumfries. Glen Affric features a private enclosed garden, large conservatory & a garage/ driveway – ideal for having peace and tranquillity within your own home.

This property is close to local amenities with Noblehill primary school only a 3-minutes' drive away. This property is also well placed for local supermarkets and is close to bus routes for access to Dumfries town centre.

FRONT OF PROPERTY- 2.27M X 1.63 M

Sandstone semi detached bungalow, slabbed steps leading up to the property with handrail. Large patio area to front of property.

Entering the property through sliding conservatory door with vertical blinds, fitted carpet, outdoor light, wooden panelling round the outskirts of the entrance, sandstone brick to the front door of the property.

ENTRANCE VESTIBULE – 1.06MX 3.29M

Timber glazed door, fitted carpet, ceiling light with shade, coat hooks, (storage compartment at top left-hand side)

HALLWAY

Coving, central heating radiator with thermostat, doors to bedrooms 1 & 2, fitted carpet, Ceiling hatch providing access to the attic with ladder and handrail.



BEDROOM 1- 3.58M X 2.87M

Fitted carpet, coving, central heating radiator with thermostat, large window to front with vertical blinds, curtains & curtain rail. Louvre doors to integrated storage cupboard with shelving.

BEDROOM 2- 3.88M X 3.01M

Fitted carpet, fitted ceiling light, large window to back with vertical blinds and curtain rail. Integrated storage cupboard with shelving, central heating radiator with thermostat.

LIVING ROOM- 5.29M X 3.96M

Fitted carpet, coving, central heating radiator with thermostat, integrated sound system, ceiling light, wall mounted gold & marble effect electric fireplace, large, double-glazed bay window to front with vertical blinds, curtains with tie backs & curtain rail.

SHOWER ROOM- 1.76M X 1.75M

Accessible shower room with walk in shower, curtain rail and curtain with accessible handrails, polysafe vinyl flooring, UPVC window with horizontal blinds, fitted ceiling light, modern WC & sink with cabinets, stone effect respatex wall panel, heated towel radiator, fitted vanity cabinet.



DINING ROOM- 2.63M X 2.81M

Coving, ceiling light, fitted carpet, serving hatch, timber & glass door leading to conservatory.

KITCHEN- 2.93M X 3.33M

Shaker style kitchen with white gloss wall and base units, multi spot ceiling light, tan and white checkered splashback tiles with complimentary dark stone effect worktop, 2 UPVC windows to rear with vertical blinds, stainless-steel sink & drainer mixer tap, vinyl tile flooring, central heating radiator with thermostat, Worcester boiler, timber & glazed door leading to the back vestibule.

BACK VESTIBULE- 1.89M X 1.24M

Vinyl tile flooring, double glazed windows to back with vertical blinds.

CONSERVATORY- 2.77M X 3.54M

Fitted carpet, accessible handrail leading up to steps to back vestibule, large casement windows with vertical blinds, central heating radiator with thermostat, door leading down to the back garden.

GARDEN

Private enclosed walled garden with lawn area and paved slabs either side, garden shed & outdoor storage container to side of garden. Garage to left of the garden with gate to access the properties driveway.



NOTES

Attic with a substantial amount of space and a working light.

All windows in the property are double glazed.

This property has gas central heating.

Furniture featured in the property photographs can be included in the sale if requested.

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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