



9 Undercraigs Road , Dumfries, DG1 4YA

Offers over £180,000



A beautifully presented detached bungalow situated in a sought- after residential area of Dumfries. Benefitting from a corner plot with generous outdoor space, ample parking with comfortable living accommodation.

This property benefits from a private enclosed garden and access to a garage. Conveniently located within easy reach of local amenities, schools and transport.

ENTRANCE HALLWAY- 3.77M X 1.19M

Composite front door, coving, fitted carpet, central heating radiator with thermostat. Doors to bedrooms, living room & bathroom. Fitted storage cupboard housing electricity meter, hatch for attic/ loft.

BEDROOM 1- 2.66M X 3.35M

Fitted carpet, ceiling light with shade, fitted wardrobe, central heating radiator with thermostat, window to rear with horizontal blinds, curtains & curtain pole.

BEDROOM 2- 2.67M X 1.85M

Fitted carpet, ceiling light with shade, central heating radiator with thermostat, window to rear with horizontal blinds, fitted storage cupboard.

BEDROOM 3- 2.66M X 2.48M

Fitted carpet, ceiling light with shade, window to front with curtains & curtain pole, central heating radiator with thermostat, fitted wardrobe with shelving and sliding door.



BATHROOM- 2.35M X 1.18M

Fitted carpet, LED ceiling spotlights, heated towel radiator, fitted mirror, extractor fan, window to rear with horizontal blinds, WC & wash hand basin, stone effect respatex wall panels, walk in shower enclosure with glass screen & accessible handrail.

KITCHEN- 3.27M X 2.73M

Ceiling light, wooden wall and base units, complimentary grey stone effect worktop, vinyl flooring, integrated storage cupboard, stainless steel hand wash basin, space for undercounter dishwasher, washing machine/ tumble dryer, window to rear with horizontal blinds, curtains & curtain pole. Door leading to garage.

LIVING ROOM- 4.14M X 5.36M

Coving, fitted carpet, two ceiling lights with shades, large bay window with curtains, central heating radiator with thermostat, electric fireplace with wooden hearth.



GARDEN

Private enclosed garden fenced garden with large lawn area. Outdoor garden shed & drying green. Ample space for outdoor seating area or garden renovations.

NOTES

Electric storage heaters

UPVC & double-glazed windows

Private driveway with a garage

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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