



10 Dunmuir Road, Castle Douglas, DG7 1LG

Offers over £235,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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We are pleased to welcome to the market 10 Dunmuir Road a detached bungalow with a spacious drive, surrounded by mature gardens, integrated garage and a large outhouse with lighting offering a variety of uses.

The property is located in the rural town of Castle Douglas, which has its own primary and secondary schools, supermarkets, local shops and restaurants, swimming pool and doctors surgery. Presented to the market in walk in condition the property must be viewed to be appreciated.

ENTRANCE – 1.07M X 1.18M

Tiled floor, light fitting, composite door.

HALL – 3.05M X 2.18M

Oak wood effect flooring, light fitting, attic hatch, storage, radiator.

LIVING ROOM – 4.26M X 4.57M

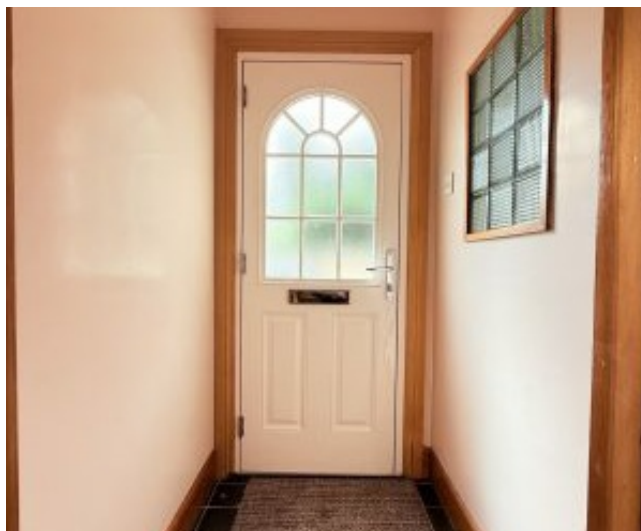
Bay window, light fitting, open fire with tiled fire place and hearth, fitted carpet, radiator.

BEDROOM 1 – 3.66M X 3.33M

Window to front, light fitting, storage cupboard, radiator

BEDROOM 2 – 3.65M X 3.03M

Window to back garden, light fitting storage cupboard, radiator.





### BATHROOM – 2.14M X 3.28M

Modern bathroom suite comprising W.C, bath and wash hand basin, double walk in shower with mains shower, radiator with towel rail, opaque window, wall mounted mirror, respatex splash back, tiled floor.

### KITCHEN – 4.26M X 3.32M

Fully fitted luxury cream shaker style units with granite worktops, eye level stainless steel oven, grill, electric hob, chimney extractor, Belfast sink, integrated dishwasher, light fitting archway leading to Dining room.

### DINING ROOM – 6.54M X 4.67M

Patio doors to garden and widows to side, light fitting, radiator and fitted carpet.

### CLOAKROOM – 1.14M X 1.44M

W.C and wash hand basin, tiled floor, light fitting, extractor fan, radiator.

### UTILITY – 2.67M X 2.89M

Belfast sink, plumbing, worktop, wall of floor to ceiling fitted cupboards, door to garage.



## INTEGRATED GARAGE

Up and over door to front, door to utility room, carpet and light.

## OUTSIDE

The property has a spacious drive with parking for multiple cars and a large back garden with mature borders, spacious lawn and patio area. Large outhouse with window and light.

## 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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