

1, Makbrar Meuse
Dumfries
DG1 4XR
Offers in the region of £265,000

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1, Makbrar Meuse, Dumfries, DG1 4XR

PROPERTY SUMMARY

A spacious and versatile three-bedroom bungalow offering well-presented accommodation in the popular Georgetown area of Dumfries.

The property features a generous lounge/dining room, conservatory, fitted kitchen, two double bedrooms, a further single bedroom/study, recently installed shower room and separate WC.

Externally, there are attractive wrap-around gardens, ample off-street parking and a sizeable garage, together with a garden shed providing additional storage.

Ideally positioned for local amenities, schools, the Crichton Estate and Dumfries town centre, this property offers excellent potential for a range of buyers.

EPC: C

- ***Spacious Accommodation***
- ***Immaculately Presented***
- ***Generous Gardens***
- ***Off-Street Parking***
- ***Close to Local Amenities***
- ***Newly Installed Shower Room***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

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8 Bank Street, Dumfries, Dumfries and Galloway, DG1 2NS
Tel: 01387 739 000
Email: info@jhslaw.co.uk

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Property Description

An immaculately presented and well-appointed bungalow situated on an elevated position within the popular residential area of Georgetown, Dumfries. The property offers spacious and versatile accommodation comprising an entrance vestibule, hallway, lounge/dining room, conservatory, kitchen, two double bedrooms, a single bedroom, shower room and WC.

The property benefits from plenty of built-in storage throughout, as well as gas central heating and double glazing. Externally, there are attractive wrap-around gardens, off-street parking and a garage to the side. The landscaped gardens feature a combination of stone chips, paved areas, lawn and mature shrubbery, with a wooden garden shed providing additional storage.

Georgetown Road is situated within a well-established and popular residential area of Georgetown, Dumfries. The property is conveniently located for access to Dumfries town centre, where a wide range of amenities can be found, including shops, supermarkets, parks and leisure facilities.

Local amenities within easy reach include Georgetown Library, Gillbrae Medical Practice, a Post Office and convenience store. The nearby Crichton Estate provides an attractive setting with extensive green spaces, a college and university campus, cafés and a variety of local businesses. Crichton Golf Course is also close by.

The area is well served by local transport links, with Dumfries railway station providing connections to destinations further afield. The property is particularly well placed for families, with Georgetown Primary School, Calside Primary School, the newly built Dumfries High School and St Joseph's College all within convenient reach.

Entrance Vestibule

5'2" x 4'3" or thereby
A bright and welcoming entrance providing access to the main hallway.





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Hall
The L-shaped hallway provides access to all of the accommodation and benefits from a useful built-in storage cupboard.

Lounge/Dining Room
25'11" x 14'5" or thereby
A generously proportioned and versatile living space, enjoying plenty of natural light from the large front-facing windows. The room also provides direct access to the conservatory. A focal point is provided by the fireplace, featuring a detailed wooden mantel and attractive stone surround.

Conservatory
11'5" x 8'2" or thereby
A bright and welcoming additional living space, with sliding doors from the lounge and further sliding doors providing direct access to the rear garden.

Kitchen
12'5" x 9'10" or thereby
The kitchen is fitted with a range of base and wall-mounted units, complemented by a contrasting worktop. There is an integrated NEFF electric oven and hob, together with space for further white goods. A door provides direct access to the garden.

Bedroom One
11'9" x 10'9" or thereby
A well-proportioned double bedroom benefiting from a built-in wardrobe.

Bedroom Two
10'9" x 9'10" or thereby
A second spacious double bedroom, also benefiting from a built-in wardrobe.

Bedroom Three
11'9" x 7'6" or thereby
A well-proportioned single bedroom with built-in wardrobe, currently utilised as a study.





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Shower Room

9'10" x 5'2" or thereby

Recently installed, the shower room comprises a large shower enclosure with twin-head mains-powered shower, wash hand basin and WC. There is also a dual-fuel heated towel radiator.

WC

6'10" x 3'7" or thereby

A recently installed WC comprising a wash hand basin and WC, together with a dual-fuel heated towel radiator.

Outside

To the front of the property is a paved pathway, with stone chips and mature shrubbery to either side. The property benefits from ample off-street parking to the side, together with a sizeable garage which features an electric up and over door.

The rear garden is predominantly laid to lawn and features a paved pathway, mature shrubbery and a wooden garden shed, providing useful additional storage.

Viewing

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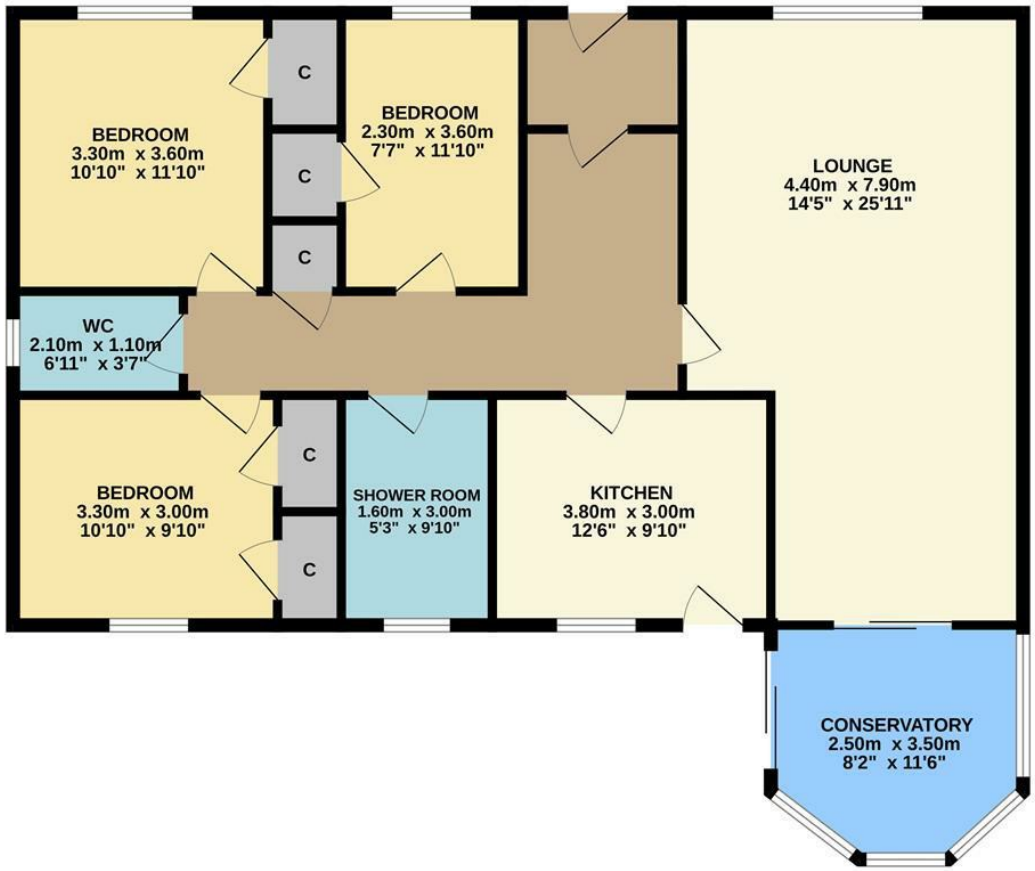
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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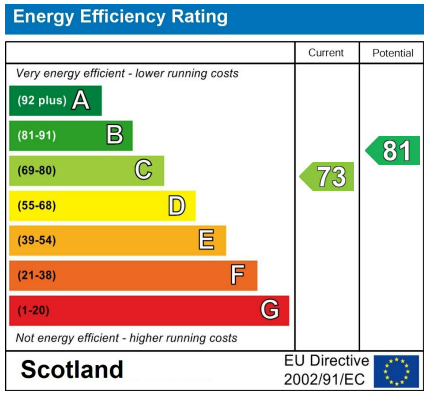
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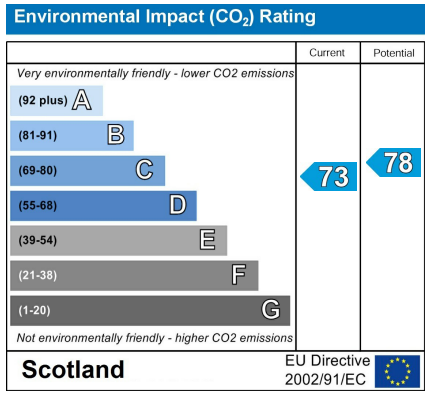
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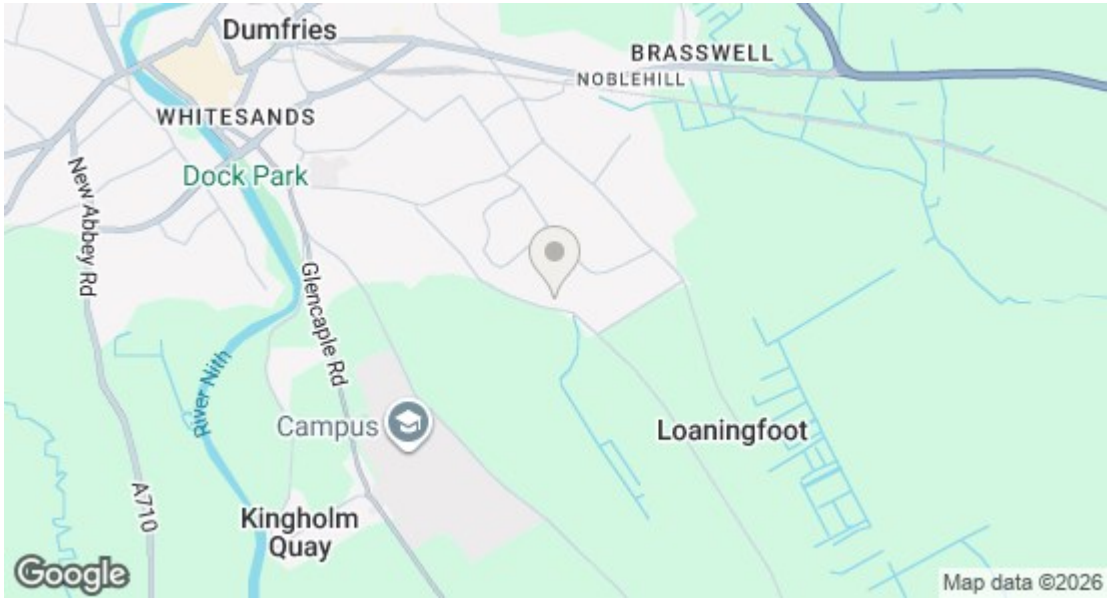
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	E	C	C





We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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