

22, Calside Court
Dumfries
DG1 4AD
Offers in the region of £95,000

www.JHS LAW.co.uk

01387 739000
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22, Calside Court, Dumfries, DG1 4AD

PROPERTY SUMMARY

This CHAIN-FREE semi-detached bungalow occupies a quiet cul-de-sac location within the popular residential area of Georgetown, Dumfries,

The accommodation comprises an entrance hall, lounge, kitchen, double bedroom and shower room.

Externally, the property benefits from off-street parking and gardens to both the front and rear.

The property is ideally suited to first-time buyers and downsizers, whilst also presenting a buy-to-let investment opportunity.

EPC = C

- ***CHAIN-FREE Semi-Detached Bungalow***
- ***One Double Bedroom***
- ***Gas Central Heating & Double-Glazing***
- ***Block-Paved Driveway/Off-Street Parking***
- ***Quiet Cul-De-Sac In The Popular Area Of Georgetown, Dumfries***

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

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

Offers in the region of £95,000



Property Description

This CHAIN-FREE semi-detached bungalow is situated in the popular residential area of Georgetown, Dumfries.

The property occupies a generous plot affording extension potential, and is set within a quiet cul-de-sac location. The accommodation comprises an entrance hall, lounge, kitchen, double bedroom and a shower room.

Externally, the property benefits from gardens to both the front and rear, with a block paved driveway providing convenient off-street parking.

The Georgetown area of Dumfries boasts many local amenities including two primary schools, parks, Georgetown Library and Gillbrae Medical Practice. The property is conveniently located for local bus routes to Dumfries town centre.

This property is ideally suited to first-time buyers and downsizers whilst also presenting a potential buy-to-let investment opportunity.



Entrance Hall

Access to the property is directly into the entrance hall, which benefits from two built-in storage cupboards.



Lounge

9'10" x 13'9" or thereby
The well-proportioned lounge is situated to the front of the property, and provides access to the kitchen.

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Kitchen
5'6" x 9'10" or thereby
The kitchen comprises a range of fitted base and wall units and complementary work surfaces, with integrated electric oven, gas hob with extractor hood over, and sink and drainer unit. Spaces are available for other free-standing white goods.

Bedroom
9'10" x 9'6" or thereby
A double bedroom benefitting from built-in wardrobe, drawer and overhead storage units.

Shower Room
6'6" x 5'6" or thereby
The shower room comprises a shower enclosure with electric shower unit, and wash hand basin and WC.

Outside
The property occupies a generous plot within a quiet cul-de-sac, with block paved off-street parking for several vehicles. The front garden is mainly laid to gravel, whilst the split-level rear garden is mainly laid to grass, and benefits from a timber garden shed.

Viewing Arrangements
Please contact JHS | LAW on (01387) 739000 to arrange a viewing.





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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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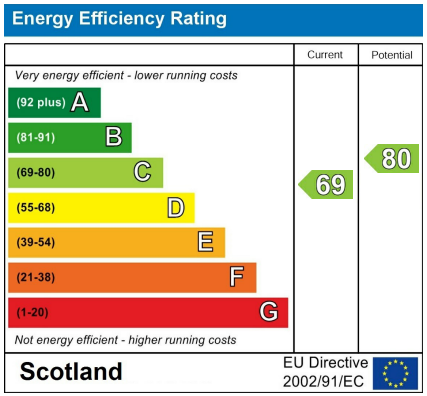
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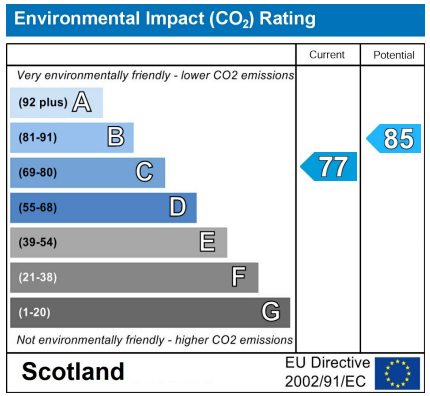
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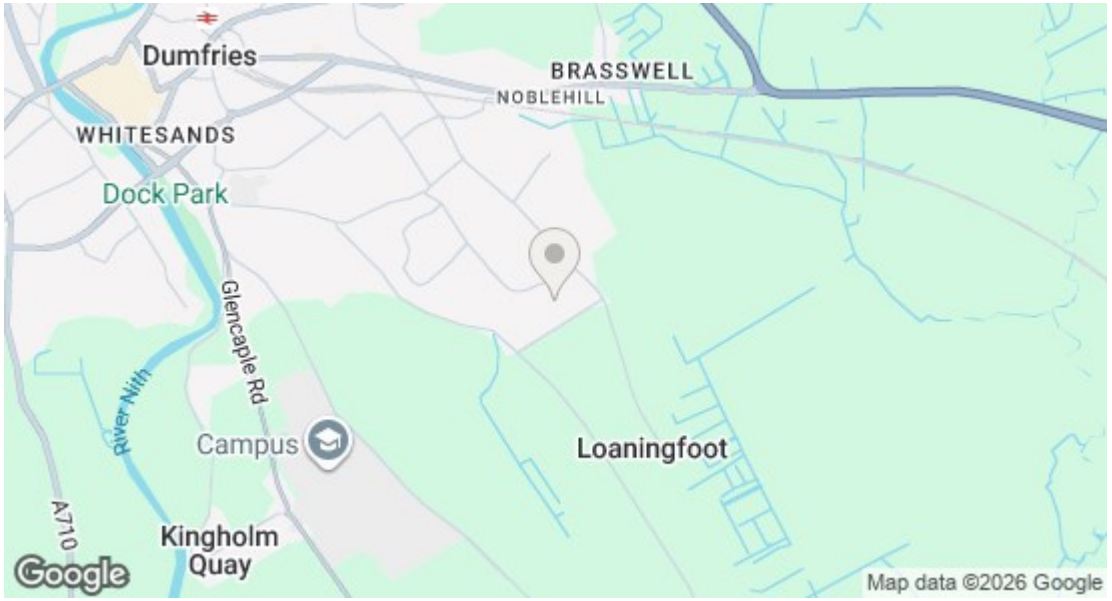
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Semi Detached	Freehold	B	C	C





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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