69, Oakfield Drive
Dumfries
DG1 4XL
Offers in the region of £150,000

www.JHSLAW.co.uk

01387 739000

info@jhslaw.co.uk

69, Oakfield Drive, Dumfries, DG1 4XL

PROPERTY SUMMARY

Situated in the popular residential area of Georgetown, Dumfries, this CHAIN-FREE detached bungalow offers both comfortable internal accommodation and attractive outdoor space.

The accommodation comprises an entrance hall, lounge, kitchen, two double bedrooms and a bathroom.

Externally, the property benefits from off-street parking and a car port, with well-maintained gardens to the front and rear.

Ideally suited to first-time buyers, young families and downsizers, this is an excellent opportunity to acquire a well-proportioned home in a quiet and popular location.

EPC = C.

- ***CHAIN-FREE Detached Bungalow***
- ***Two Double Bedrooms***
- ***Situated In The Popular Area Of Georgetown, Dumfries***
- ***Off-Street Parking & Car Port***
- ***Suited To A Wide Variety Of Potential Owners***

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 £150,000

Property Description

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

The property benefits from well proportioned rooms in a well-maintained plot, providing lots of potential to create a home suited to a wide variety of owners. The accommodation comprises an entrance hall, a lounge, kitchen, two double bedrooms and a shower room.

Externally, the property benefits from gardens to both the front and rear, with block paved driveway and car port providing convenient off-street parking. The rear garden is fully enclosed, creating a secure and enjoyable outdoor space for relaxing and gardening.

The property is situated close to a wide range of the many local amenities to be found in Georgetown, including two primary schools, parks, Georgetown Library and Gillbrae Medical Practice. The property is conveniently located for local bus routes to secondary schools and Dumfries town centre.

This property would suit a variety of buyers including first-time buyers, young families and downsizers or anyone seeking single-storey accommodation.

Entrance Hall

11'1" x 4'11" or thereby
The entrance hall features two built-in cupboards providing useful storage.

Lounge

14'1" x 11'5" or thereby
This spacious front-facing lounge benefits from a large window bringing in lots of natural light, as well as a gas fire with feature surround.

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Kitchen
12'1" x 7'10" or thereby
The kitchen is located off the lounge and includes fitted base and wall units with complementary worktops, a stainless steel sink and drainer, space for white goods, and a door leading to the outside.

Bedroom One
10'9" x 8'10" or thereby
The double bedroom overlooks the rear garden and has a built-in wardrobe for convenience.

Bedroom Two
10'9" x 8'6" or thereby
The second double bedroom also faces the rear and has a built-in wardrobe.

Shower Room
6'2" x 5'2" or thereby
The shower room is currently fitted out as a wet room and has a wall-mounted shower, vanity unit with wash hand basin, and WC.

Outside
The property's rear garden is largely laid to lawn, with a paved path around the perimeter and a paved area at the bottom of the garden, which also houses the shed. To the side of the property, there is a useful car port providing off-street parking. The front garden has a rockery area with mature shrubbery.

EPC = C

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

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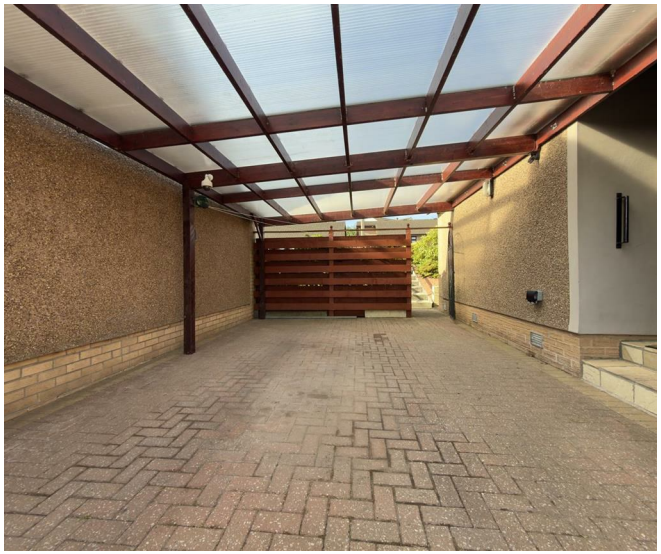

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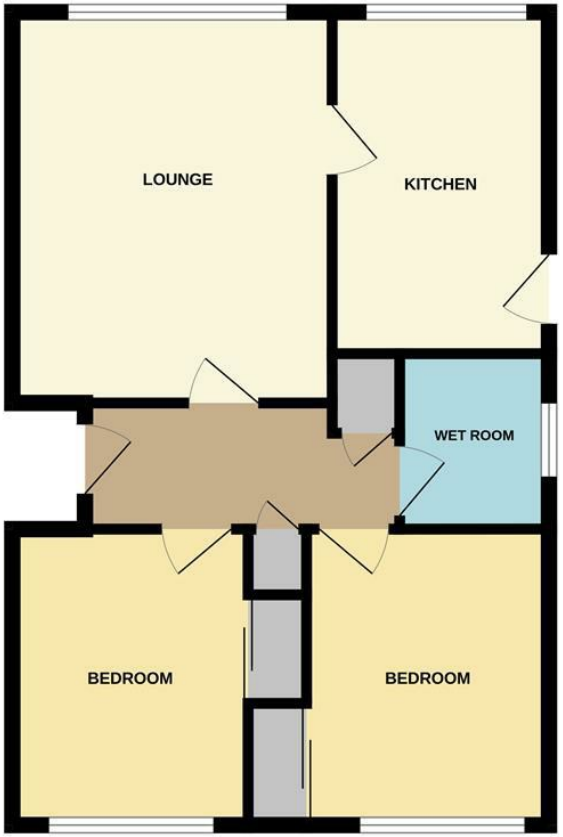
GROUND FLOOR



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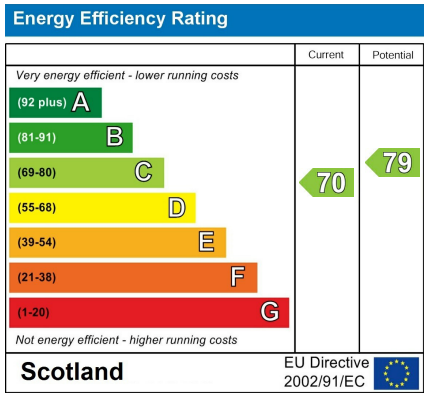
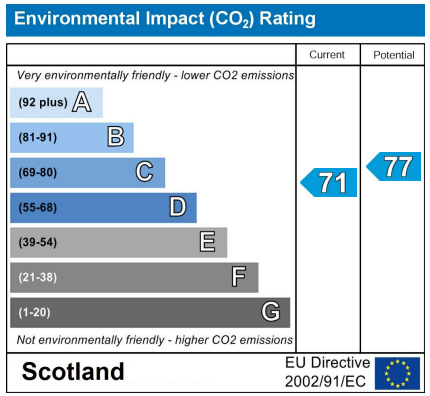
House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
Bungalow - Detached	Freehold	C	C	C





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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