



Priestlands Bungalow ,New Abbey Road, Dumfries DG2 8EW

Offers over £240,000



We are delighted to present to the market in walk in condition Priestlands Bungalow situated on the outskirts of Dumfries with uninterrupted views over the surrounding countryside.

The property provides spacious accommodation and is surrounded by private enclosed gardens. Currently used as a successful holiday rental the property would also make a perfect family or retirement home.

ENTRANCE VESTIBULE - 1.96M X 1.09M

White composite door, coving, ceiling light with shade, fitted carpet, central heating radiator with thermostat, coat hooks.

HALLWAY- 3.54M X 1.34M

Coving, ceiling light with shade, central heating radiator with thermostat, integrated storage cupboard with shelving, doors leading to bedrooms 2 & 3 and bathroom.

LIVING ROOM- 5.46M X 4.62M

Coving, fitted log burner, UPVC window to rear, two ceiling lights with shades, fitted carpet, central heating radiator with thermostat, large window to front with horizontal blinds, curtain pole and curtain

KITCHEN- 3.37M X 2.87M

Fitted kitchen with modern wall and base units and complimentary worktops, tiled splashback, stainless steel sink with mixer tap and drainer, space for fridge freezer, under counter dishwasher and washing machine. Window to rear with horizontal roller blind. Coving. Ceiling light. Worcester boiler.



BEDROOM 1- 4.12M X 3.26M

Coving, fitted carpet, central heating radiator with thermostat, ceiling light with shade, large window to front with horizontal blinds, curtains and curtain pole.



BEDROOM 2- 4.87M X 2.43M

Coving, ceiling light with shade, fitted carpet, UPVC window to front with curtains & curtain pole, central heating radiator with thermostat.

BEDROOM 3- 2.95M X 2.88M

Coving, ceiling light with shade, fitted carpet, central heating radiator with thermostat, UPVC window to rear with curtains & curtain pole.



BATHROOM- 2.06M X 1.61M

Mains 3-piece bathroom with overhead shower and glass screen, coving, UPVC window to rear, vinyl tile flooring, marble stone effect tiles, WC & wash hand basin, mirror with fitted wall light, fitted vanity cabinet, heated towel radiator.



GARDEN-

Large private enclosed back garden. Private fenced lawn area to the side, access to properties store, outdoor seating bench.

NOTES

Furniture may be included by separate negotiation.

Gas central heating.

Parking on access road, and space within the property to create parking bays.

Neighbouring Priestlands Cottage is also available for sale separately.

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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