



37 George Street, Dumfries, DG1 1EB

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47 Glencaple Avenue, Dumfries
3 Bedrooms | Offers over £180,000

Immaculate and neutrally decorated recently renovated three bedroom detached house in sought after residential area just on the outskirts of the Town but within easy distance of town centre for all local amenities, leisure facilities and commuter links. This property offers good sized accommodation with lovely open outlook to rear. This would make a lovely family home and viewing is highly recommended.

EPC-D

General Information

Glencaple Avenue is a sought-after quiet development just out of the town and is well located for the Crichton/University campus and close to a bus route into the town centre for all local amenities, leisure facilities and commuter links.

Accommodation

Hardwood front door with patterned double-glazed glass panel and matching side panel leading into Hallway. Central heating radiator. Double electric socket and telephone socket. Security Alarm (a new account will require to be set up for this). Central heating thermostat. Door to good-sized understairs cupboard which also houses fuses and meter. Doors to Living Room Area, Dining Room Area, Kitchen, Downstairs WC and stairs to upper floor accommodation.

Open Plan Living Room and Dining Areas

Living Room Area

11'2" x 13'3"

3.35m x 3.96m

Bright open room with hardwood double-glazed window with displays sill and Venetian blind. Fireplace with gas fire and marble hearth. Central heating radiator. TV aerial socket. One double and one single electric sockets. Squared- off wall arch through to Dining Area.

Dining Area

8'8" x 15'4"

2.68m x 4.46m

PVC double-glazed sliding patio doors out to Back Garden. Central heating radiator. Two single and one double electric sockets. Door to Hallway.

Kitchen/Diner

10'3" x 12'3"

3.13m x 3.74m

Light grey wall and floor units and wooden work surface area. Integrated Bosch double over and grill. NEFF ceramic hob and green coloured glass splash back. Stainless steel chimney style extractor fan. Stainless steel sink with single drainer and mixer tap. Spaces for tumble dryer and washing machine. (Miele washing machine and tumble dryer will be included in the sale). PVC double-glazed window with display sill and roller blind. Four double electric sockets and two double electric sockets. Hidden sockets for appliances. Striplight light at kitchen end. Squared-off wall arch to Dining Area with double-glazed window and double electric socket.

Downstairs WC

2'7" x 4'3"

0.82m x 1.31m

WC, wash hand basin with tiled splash back. Expelair.

Upstairs

Landing

Hardwood double-glazed window. Single electric socket. Hatch to roof space. Doors to Three Bedrooms and Bathroom.

Bedroom One (Back)

11'6" x 10'10"

3.53m x 3.07m

PVC double-glazed window with display sill and lovely open views to rear. Central heating radiator. Two double and one single electric sockets.

Bedroom Two (Front)

13'4" x 9'

4.08m x 2.74m

Hardwood double-glazed window with display sill. Central heating radiator. One double and one single electric socket. Built in cupboard for storage.

Bedroom Three (Front)

8'2" x 10'2"

2.49m x 3.10m

Hardwood double-glazed window with display sill. Central heating radiator. One double and one single electric socket. Large built in over stairs storage cupboard.

Bathroom

5'8" x 7'8"

1.76m x 2.37m

White bath with over bath shower attachment including shower head and further waterfall showerhead. WC and wash hand basin with under basin cupboard. Extensively tiled and Respatex tiled walls around shower area. Central heating radiator.

Garage

Up and over door. Power and light.

Exterior

Wall and fenced rear garden with grass area, paved seating area and flower and shrub borders. Garden shed.

To the front of the property driveway to side leading to garage. Grass area with flower and shrub borders. Path to front door.

Included

All floor coverings, light fittings, curtains and blinds. (There is no warranty given for any white goods included in the sale regarding condition or working order).

Room Layout

This is for room layout purposes only and is not measured to scale.

Services

The property has mains Gas, electricity, water and drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – Band D

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.



Floor Plans

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