



37 George Street, Dumfries, DG1  
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## **6 Ardwall Road, Dumfries**

**2 Bedrooms | Offers over £170,000**

Lovely, traditional built two bedroom semi-detached bungalow in sought after road which is in easy walking distance of Town Centre for all local amenities and commuter links. The property has been well maintained both inside and out and offers good-sized accommodation. Viewing is highly recommended.

EPC-D

## General Information

The property is situated on a quiet residential road off the Annan Road to one side and Lockerbie Road to the other. The property is within easy distance of Town Centre for all local amenities, schools and commuter links.

### Accommodation

Hardwood front door with designed oval glass panel leading into Entrance Vestibule with original tiled floor, boxed electric meters and fuses. Inner glass panelled door to Hallway.

### Hallway

Central heating radiator. Central heating thermostat. Double electric socket. Large hatch with fold down loft ladder to excellent insulated attic storage space. (There may be the potential to convert the attic space into living accommodation but this will need to be investigated with the Local Authority). Doors to Two Bedrooms and Bathroom. Glass panelled doors to Living Room and Open Plan Room.

### Living Room

12'3" x 11'2"

3.77m x 3.43m

Wood effect PVC double-glazed bay window with display sill and vertical blinds. Attractive fireplace with gas fire, wooden mantel and slate hearth and surround. (Matching wooden wall mirror over fireplace will be included in sale). Alcove wall recess with display area and cupboard. Four double and one single electric sockets. TV aerial socket. Central heating radiator. Ceiling rose.

### Open Plan Kitchen, Dining and Sitting Area.

15'9" x 12'4"

4.86m x 3.78m

Lovely bright room with built in cupboard with louvered doors, which houses the gas central heating combi boiler (has been annually serviced). Wood PVC double-glazed windows with display sill and vertical blinds. Four double electric sockets and telephone/Wi-Fi point at sitting area.

The kitchen area has cream fronted wall and floor units with ample wooden work surfaces. Small mosaic style tiling between units and for splash backs. Asterite sink with single drainer and mixer tap. Integrated fridge/freezer, washing machine, dishwasher and extractor fan. Five ring gas hob and double oven and grill. Tall wall radiator/towel rail. Two double and one single electric sockets and hidden sockets for appliances. PVC double-glazed window with display sill and venetian blind. PVC double-glazed French doors with fitted Venetian blinds. Inset ceiling spotlights.

### Bedroom One with En-suite

#### Bedroom

12'2" x 10'4"

3.72m x 3.19m measured to the longest and widest parts.

PVC wood effect double-glazed windows with display sill and vertical blind. Central heating radiator. Two double electric sockets. Door to En-suite.

#### En-suite

4'9" x 3'1"

1.50m x 0.95m

WC, wash hand basin with Respatex splash back. Large double shower cubicle with Respatex tiling and circular shower head. Non touch mirror with lights. Stainless steel towel rail/radiator.

### Bedroom Two

12'4" x 7'7"

3.77m x 2.35m

(Measured from wall to wardrobes)

PVC double-glazed window with display sill and vertical blinds. (Wall to wall fitted wardrobe units with mirrored doors, hanging rails and shelving will be included in the sale). Two double electric sockets.

## Bathroom

5'9" x 8'4"

1.82m x 2.58m

WC, wash hand basin in vanity unit with cupboard and bath with glass shower screen and Triton electric shower. (Matching bathroom shelving and mirrored units will be included in the sale). Towel rail/radiator with additional seasonal heating option.

## Larger Single Garage

Electric up and over door. Power and light. Space for white goods.

## Exterior

To front nice and neat raised chipped areas. Pathway and steps lead to front door. Chipped and paved driveway to side as well as water tap security light and gas box.

Lovely landscaped garden to rear with paved and flagged areas. Flower and shrub borders. Raised suntrap seating area. Drying area. Hedged borders. Security light. (Gazebo will be included in the sale).

## Included

All floor coverings, light fittings, blinds and curtain poles.

## 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.





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