



37 George Street, Dumfries, DG1  
1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: [law@walker-sharpe.co.uk](mailto:law@walker-sharpe.co.uk)



**12 Hillview Avenue, Dumfries**  
2 Bedrooms | Offers over £150,000

Excellent two bedroom semi-detached bungalow with spacious living extension and landscaped garden to rear with decked area and bar situated in quiet cul-de-sac in Georgetown area. Dumfries Town Centre a short drive away for local amenities. The property has been upgraded to a high standard and viewing is highly recommended.

EPC-C

## General Information

The property is located in popular area but in a quiet cul-de-sac in the Georgetown area which is on the outskirts of Dumfries. There are local amenities, Primary School, Church and Medical Centre. Dumfries Town Centre is a short drive away for all larger amenities, commuter links and leisure facilities. The property also gives good access to A75 North and South.

### Accommodation

PVC front door with patterned glass panel and matching side panel leading into Entrance Vestibule with tiled flooring, coat hooks and inner glass door into Hallway.

### Hallway

Central heating radiators. Light wood door to storage cupboard which houses electric meter and burglar alarm. Four line socket bar. Inset ceiling spotlights. Carpeted. Hatch with loft ladder to floored roof space which houses central heating boiler. Light wood fronted doors to Living Room, Two Bedrooms and Bathroom.

### Living Room

5.29m x 3.68m – measuring to longest and widest points.

17'3" x 12'

Attractive neutral fireplace with gas fire, mantelpiece and marble surround. PVC double-glazed bay window with display sill and vertical blinds. Central heating radiator. TV aerial socket. Two double and one single electric sockets. Matching ceiling and wall lighting. Carpeted. Door leading into Kitchen.

### Open Plan Kitchen and Sun Room/Dining Room Area

#### Kitchen Area

4.95m x 2.52m

16'1" x 8'2"

Light wood fronted wall and floor units with ample black marble effect worksurface and splash backs between units. Corner display unit and wine rack. Built in oven, Stoves ceramic hob and extractor. Central heating controls. Stainless steel sink with single drainer and mixer tap. Plumbed for automatic washing machine. Inset ceiling spotlighting. Laminate flooring. Four double electric sockets and hidden sockets for appliances.

#### Sun Room/Dining Room

4.92m x 2.74m

16'1" x 8'9"

PVC double-glazed windows on three sides with top openers and display sills. PVC double-glazed French patio doors leading to garden. Two central heating radiators. Laminate flooring. Three double electric sockets. Inset ceiling spotlights and outside fascia lighting.

#### Front Bedroom

2.71m x 3.81m

8'8" x 12'5"

PVC double-glazed window with display sill and vertical blind. Central heating radiator. One double and one single electric socket.

#### Back Bedroom

3.81m x 3.46m

12'5" x 11'3"

PVC double-glazed window with Venetian blind display sill. Dimplex electric storage heater. Two double and one single electric sockets. Fitted cupboard unit with drawers.

## Bathroom

2.20m x 2.28m

7'3" x 7'6"

Newly fitted bathroom with double shower cubicle with rainfall square shower head and separate shower head attachment. Glass screen on two sides and Respatex tiled walls. Wall mounted WC with wall mounted push buttons. Floating sink with Respatex splash back. Built in medicine/shelved cupboard. PVC double-glazed window with wide display sill. Stainless steel towel rail/radiator. Tiled laminate flooring.

## Garage

Up and over door. Power and light. Behind the garage a raised paved area with Greenhouse. Trellis separates from decked area

## Exterior

To front a chipped area for ease of maintenance. Good sized flagged driveway to side for vehicular parking.

Attractively landscaped garden to rear with grass area, chipped area and paved area. Entertainment dream with raised decked area with stainless steel banister and glass panels. Brick built bar.

## Bar

Hatch to serve drinks. Space for fridges and preparation surface. Shelving for glasses. (Can also be used as storage area).

## Included

All floor coverings, light fittings and blinds.

## 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.





37 George Street, Dumfries, DG1 1EB

Tel: 01387 267 222

Fax: 01387 254 775

DX 580619 & LP 14 Dumfries

Email: [law@walker-sharpe.co.uk](mailto:law@walker-sharpe.co.uk)

[www.walkerandsharpe.co.uk](http://www.walkerandsharpe.co.uk)