



37 George Street, Dumfries, DG1  
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## **269 Annan Road, Dumfries**

**3 Bedrooms | Offers over £160,000**

Lovely, bright three bedroom semi-detached bungalow in popular area with off street parking close to local amenities, Primary School and a short drive to Town Centre and train station. The property offers high ceilings and spacious accommodation and has been well maintained both inside and out. Viewing of this property is highly recommended.

EPC-D

## General Information

The property is located on the Annan Road. There are local amenities close by including restaurants, supermarkets and shops. Dumfries Town Centre is a short drive for further amenities and commuter links and the property has excellent access to A75 North and South.

### Accommodation

UPVC wood effect front door with patterned glass double-glazed glass panels leading into Entrance Vestibule with tile floor and inner patterned glass panelled door into good-sized Hallway.

### Hallway

Central heating radiator. Telephone socket. Coloured glass hatch to partially floored roof space. Doors to Three Bedrooms, Living Room, Kitchen/Diner and Bathroom.

### Living Room

12'7" x 17'1

3.88m x 5.23m

Gas fire with marble surround and hearth and mahogany coloured wooden mantel. PVC double-glazed bay window with top openers and wide display sill. Central heating radiator. Built in shelved recess with under cupboard housing gas central heating combi boiler and meters. Two double electric sockets.

### Kitchen/Diner

10'4" x 11'9"

3.20m x 3.65m

Light grey coloured wall and floor units with tiled splash backs between. Ample work surface area. Stainless steel one and a half bowl sink with mixer tap and single drainer. Space for freestanding cooker and fridge/freezer. Plumbed for automatic washing machine. Central heating radiator. PVC double-glazed window with roller blind and display sill and further small PVC double-glazed window. PVC door with patterned glass double-glazed panel and roller blind leading to Back Garden.

### Bedroom One (Front)

10'4" x 12'7"

3.17 x 3.90m

PVC double-glazed bay windows with top openers and display sill. Central heating radiator. One single and one double electric sockets. Fitted wardrobe unit. Matching bedside cabinets and dressing table are included in sale.

### Bedroom Two (Side)

7'4" x 9'9

2.28m x 3.04

PVC double-glazed windows with wide display sill and top opener. Central heating radiator. Double electric socket.

### Bedroom Three (Front)

13'1" x 13'

4m x 3.97m

PVC double-glazed window with display sill. Central heating radiator. Built in shelved recess with under cupboard. One single and one double electric sockets.

### Bathroom/Wet Room

6'5" x 6'5

2m x 2m

WC with top push button, wash hand basin. Wet room floor. Respatex walls around shower area. Mira electric shower. PVC double-glazed frosted window with top opener, display sill and roller blind. Central heating radiator. White floating shelving. White mirrored medicine cabinet. Expelair.

## Garage

Up and over door.

## Exterior

To the front chipped and gravel areas with flower and shrub borders. Paved pathway leads to front door.

To the side gravelled driveway with parking for at least three cars.

The back garden is attractively laid out with grass area with paved seating area. Flower and shrub borders. Chipped and paved pathways. Small summerhouse/shed will be included in the sale.

## Included

All floor coverings, light fittings, blinds and curtains..

Some furniture items may be purchased from the owner through separate negotiation. Please speak direct to the owner regarding any furniture items.

## Floor Plan

Is for illustrative layout purposes only and is not drawn 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

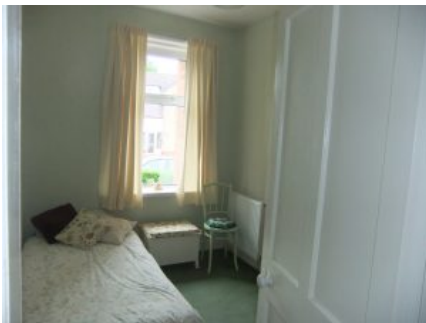
To download Home Report - Contact Selling Agents.

## 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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