



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



## **2 Mountainhall Place, Dumfries, DG1 4YU**

**3 Bedrooms | Offers over £270,000**

*Immaculate condition, stunning location. Deceptively spacious detached bungalow with large wrap around garden. The property has lots of charm and some quirky features. Viewing of this property is a must.*

*Open plan Living and Dining Areas, Kitchen/Diner, Two Bedrooms, Office/Third Bedroom, Bathroom, En-suite, Wrap Around Large Garden.*

*Gas central heating*

*Inset log burner (log stove)*

*New windows, doors, gutters, fascias*

*EPC- D*

# General Information

## General Information

The property is located in a quiet area of Dumfries. With close access to the Town Centre. The Town Centre gives access to shops, restaurants/pubs, leisure facilities and places of interest as well as commuter links. Fully insulated property.

## Accommodation

Entry by UPVC door with double glazed stain glass frosted panels and window to the side.

### **Hallway**

Main hallway with access to 2 bedrooms, office, bathroom, living kitchen area. Access to loft. Wi-Fi hub, radiator, mirror.

### **Kitchen/Living Room/Dining Room**

Open kitchen living space with Quartz worktops, Wooden style flooring, fitted base units, light fixtures, breakfast bar, sink and drainer, integrated cooker, washing machine, washing machine, fridge, freezer, radiator, TV point, integrated log burner. Access to the garage, sliding door to conservatory, uPVC door to garden.

### **Conservatory**

9'2" x 10'3"

2.80m x 3.03m

Wood style flooring, fan and light fixture, doors to garden.

### **Bathroom**

10'6" v 7'3"

3.23m x 2.23m

Tiled walls, wooden style flooring, built in shelving with WC and wash hand basin. Bath with shower attachment. Radiator frosted double glazed window onto the side of the property. Built in cupboard with shelves housing the water tank. Light fixture

### **Bedroom 2**

8'7" v 12'2"

2.66m x 3.72m

White wooden door leading into bedroom two, fitted carpet, radiator, light fixture, built in units and dressing table with mirror. Double glazed window onlooking the front aspect. Storage cupboard with hooks and shelves.

### **Master Bedroom**

9'2" v 13'3"

2.81m x 4.06m

Fitted carpet, useful wall of built in wardrobes providing ample storage, double glazed window to rear overlooking the garden. Radiator, light fixture, wooden door to ensuite shower room.

### **En-Suite Toilet**

3'5" v 10"

1.07m x 3.04m

Wooden style flooring, heated towel rail, built in storage with WC and wash hand basin, shower enclosure, frosted double glazed window to the side of the property.

### **Office/bedroom 3**

8'4" v 8'6"

2.57m x 2.62m

White wooden door into office. Double glazed window overlooking front aspect, radiator, light fixture, plug sockets, fitted carpet.

### Exterior

Shed, integral garage.

### Included

All integrated appliances.

**Council Tax – Band E**

### Home Report

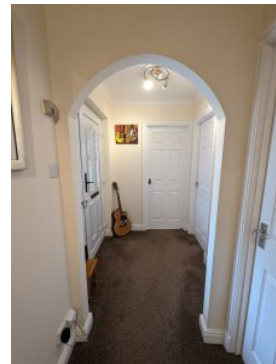
To download Home Report – Contact Selling Agents.

### 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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