37 George Street, Dumfries, DG1 1EB

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2 Marchfield Court, Dumfries, DG1 1GP

3 Bedrooms | Offers over £255,000

Well-presented two bedroom detached bungalow with master en-suite and additional office/box room. Situated in a quiet and popular cul-de-sac in the Marchfield area of Dumfries, this attractive home offers excellent storage, gas central heating, double glazing and ample off-street parking.

The property also benefits from easily maintained gardens and is ideally located within walking distance of Dumfries town centre which provides a wide range of amenities including schools, supermarkets, public transport and leisure facilities. An excellent opportunity for those seeking a comfortable, low-maintenance detached home in a convenient and peaceful location.

Off street parking

Double glazing

Flexible accommodation

Private Garden

Sought-after Location

EPC- C

General Information

Entrance Vestibule

3’9“ x 4’8”

1.15m x 1.42m

Entry by uPVC door with decorative frosted glass into vestibule, tiled flooring, radiator, door into hallway.

Entrance Hallway

Fitted carpet, radiator, doors to 2 bedrooms, office, 2 cupboards, bathroom, living room and vestibule.

Cloakroom cupboard with fitted carpet, a shelf, hooks and a hanging rail.

Double doors into cupboard housing the hot water tank, with shelving.

Attic access, floored, light, pull down ladder.

Living room

12’ x 20’8”

3.65m x 6.31m

Fitted carpet, two radiators, two double glazed windows to the front of property, marble fireplace and hearth with wooden surround.

Bathroom

6’10” x 6’10”

2.08m x 2.08m

Tiled flooring and walls, radiator, WC, wash hand basin, bath with over head shower, frosted leaf pattern double glazed window to front.

Bedroom 2

11’11” x 9’9”

3.63m x 2.97m

Fitted carpet, radiator, built in wardrobes.

Office

8’3“ x 6’10”

2.52m x 2.08m

Fitted carpet, fitted storage and desk, radiator double glazed window looking out to the side.

The third bedroom is currently being used as an office, In order to accommodate a bed the fitted office furniture would have to be removed.

Bedroom 1

10’2“ x 9’10”

3.1m x 2.99m

Fitted carpet, fitted wardrobes, radiator, double glazed window to rear garden, door into en-suite.

En-Suite

7’2” x 3’11”

2.19m x 1.19m

Tiled flooring, tiled splashback and shower, stand in shower with sliding glass door, WC, wash hand basin, frosted leaf pattern double glazed window into conservatory, heated towel rail.

Dining room

10’1” x 10’4”

3.06m x 3.15m

Tiled flooring, radiator, double doors into conservatory, door into hallway.

Conservatory

12’9” x 10.9”

3.89 x 3.28m

Tiled flooring, radiator, French doors out to the rear garden, double glazed windows to each side. Door to rear garden, door into kitchen, double doors into dining room.

Kitchen

16’ x 8’11”

4.87m x 2.71m

Tiled flooring, double glazed window to front, double glazed window to rear looking over the garden. Fitted base and wall units, sink & drainer, double cooker and extractor fan, integrated fridge and dish washer. Cupboard housing the electric and solar meters, cupboard housing the boiler. Utility area with stainless steel sink & drainer, space for undercounter washing machine and dish washer. Breakfast bar with built in wine rack, vertical radiator.

Exterior

To the rear of the property there is a slabbed area and path around the property, a slabbed ramp and stone chippings up to a slabbed area with a shed, an area laid to lawn and a further slabbed patio are to the side. To the front of the property there is a tarmac driveway and a stone area with mature shrubs.

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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