



29 HARDTHORN AVENUE, DUMFRIES, DG2 9JA

'PURCHASERS STAMP DUTY PAID & LAND REGISTERS FEES PAID.'

ATTRACTIVE AND WELL MAINTAINED FOUR BEDROOMED DORMER BUNGALOW. THIS BRIGHT, AIRY AND SPACIOUS PROPERTY SITUATED IN A POPULAR RESIDENTIAL AREA WITH EASY ACCESS TO THE TOWN CENTRE. MUST BE VIEWED TO APPRECIATE ITS QUALITY AND VALUE.

ACCOMMODATION: HALLWAY, LOUNGE/DINER, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS DOWNSTAIRS, RECENTLY UPGRADED SHOWER ROOM, TWO FURTHER BEDROOMS UPSTAIRS WITH ACCESS HATCH TO LOFT SPACE. GARDENS TO FRONT AND REAR. PRIVATE DRIVEWAY PARKING FOR SEVERAL VEHICLES.

PRICE: FIXED £167,000

REF: B22470

Property Overview

ACCOMMODATION

ENTRANCE HALLWAY

18'2" x 6'11"

Double glazed PVC front door with dappled glass and window to front. Fitted carpet. Meter box housing electricity meter and BT point. Radiator. Decorative five ceiling fitment. Smoke alarm. Two double power points. Staircase.

LOUNGE/DINER

18'9" x 13'2" into bay window 9'8" x 7'10" (at widest points)

L-shaped room with double glazed bay window to front and two double glazed windows to side. Radiators. Decorative five point ceiling lights. Carpeted. Remote control living flame gas fire. Wooden curtain rails. Venetian blinds. TV/Sky point.



KITCHEN

13'6" x 14'7" (approx)

L-shaped room with double glazed window to rear. Two decorative wine racks. Nine downlighters. Laminate flooring. Radiator. Modern fitted wall and base units. Extractor hood. Towel holder. TV bracket. Roller blind. Coloured splashback tiling. Gas hob and Tricity Benix electric oven. Room for fridge freezer. Plumbing for dishwasher. Sink and drainer with mixer taps. Pantry housing combi boiler. Double glazed door to rear garden.



BEDROOM ONE (downstairs)

12'6" x 12' (approx)

Double glazed window to rear. Radiator. Spotlights. Fitted carpet. Built in double wardrobes. Wooden curtain pole. Vertical blinds. Decorative four light fitting. Oatmeal carpet. Corner TV bracket. Double socket power point.



BEDROOM TWO

12'6" x 12'1"

Double glazed window to front. Radiator. Pendant light fitting. Fitted carpet. Two built in wardrobes with ample hanging space and shelving. TV point. Wooden curtain rail. Vertical blind. Solid wooden door.

DOWNSTAIRS SHOWER ROOM

8'8" x 6'11"

Double glazed window to rear. Very large double shower cubicle with built in shelving, WC and sink in vanity unit with mixer taps. Heated towel rail. Full height ceramic tiled walls. Tiled floor. Under floor heating. Shaver point. Roller blind. Ventilation. Three light spotlight fitting.



UPPER LANDING

14'6" x 4'4"

L-shaped walkway. Double glazed window to front. Fitted carpet. Light fitting.

BEDROOM THREE (upstairs)

9'8" x 14'7" (approx)

Double glazed window to front. Radiator. Spot lights. Fitted carpet. Blind.



BEDROOM FOUR

14'8" x 8'4" (approx)

Double glazed window to front. Radiator. Decorative spotlights. Fitted carpet. Blind. Full height door into attic space. Ample phone points.



ATTIC ROOM

Good storage space from bedroom all way round.

OUTSIDE

To the front of the property it is mainly laid to lawn with established borders. Driveway for several cars.

The rear is reasonably sized with lawn and patio area and established borders. Two garden sheds. Side gate. Outside tap.



SERVICES

The property has mains water and drainage, gas and electricity laid on. Telephone landline.

ENTRY

By arrangement.

VIEWING

By appointment only. Contact the selling agents on 01387 267316 or the seller on 01387 751155.

DIRECTIONS

See plan.

HOME REPORT

A Home Report is available on this property from the Selling Agents, Primrose & Gordon (01387-267316) (admin and copying charge applies).

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed

DISCLAIMER

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.