



Maryville, Sandy Lane, Locharbriggs, Dumfries, DG1 1SA
3 Bedrooms | Offers over £250,000

PROPERTY DESCRIPTION

This beautifully extended 3 bedroom bungalow offers a spacious and modern living space, perfect for families or those looking for accommodation on the one level. The property boasts a large open plan kitchen, dining room, bright and airy lounge, modern fitted bathroom with stylish fixtures and fittings. Situated down a private lane in well established and highly sought after residential area and located close to various local amenities including Locharbriggs Primary School, grocery shops and library. There is a regular bus route which runs to and from Dumfries Town Centre and easy access to the M74 Motorway for commuters heading North and South. Viewing is highly recommend to fully appreciate all this property has to offer.

Accommodation

Entrance Porch, Lounge, Kitchen/Family Room, Dining Room, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom.

Outside – Driveway. Garden grounds at the front, side and rear with decking area. Sheds. Fully enclosed with sandstone wall and timber fencing.

Viewing Contact Selling Agent on (01387) 266250

KEY FEATURES

- Well-presented 3-bedroom bungalow in a sought-after location
- Close proximity to local amenities, schools, and transport links
- Gas central heating
- Driveway and carport proving off-street parking
- Stunning open plan kitchen with cosy TV area
- Timber fencing surrounding the garden, ensuring privacy and creating a secure space

GGM&W



Accommodation

Entrance Porch 2.56m x 2.20m

Double glazed windows with fitted blinds. Double glazed entrance door. Mosaic effect vinyl flooring. Radiator.





FLOOR PLANS

