



7 Collochan Court, Dumfries, DG2 9FR
2 Bedrooms | Offers over £145,000

PROPERTY DESCRIPTION

Impressive 2 bedroom detached bungalow situated in a highly sought after area of Dumfries which has Primary and Secondary schools close by, various local amenities, a regular bus route and easy access to the A-75, by-pass and DGRI hospital. The house benefits from a spacious lounge, master bedroom with en suite facilities, sizable kitchen with dining area, gas central heating, double glazed throughout, low maintenance garden at the front, the rear garden is laid out in chip stones/paved patio area providing entertaining and relaxation areas, fully enclosed with timber fencing, mono block driveway with single garage. Viewing is highly recommend.

Accommodation - Hall, Kitchen, Lounge, Bedroom 1 (en-suite), Bedroom 2, Bathroom.

Outside - Driveway, Garage, Lawn at front, Paved Patio Area and chip stones at rear.

Viewings contact selling Agent (01387) 266250

KEY FEATURES

- Detached bungalow in desirable location
- Two bedrooms
- Spacious lounge
- Driveway and single garage
- Close to Primary and Secondary Schools
- Master bedroom (en-suite)
- Low maintenance garden
- Gas central heating
- Double glazed throughout

GGM&W



The property is presented in immaculate condition and would make an ideal home for a first time buyer or those looking to downsize.



Accommodation

Hall – 4.08m x 2.95m

Double glazed entrance door with side panel. Wood effect laminate flooring. Radiator. Storage cupboard housing consumer unit. Access to loft. Ceiling lights. Multiple double sockets.

Lounge – 4.62m x 4.15m

Double glazed windows with French doors to rear garden. Wood effect laminate flooring. Tv point. Broadband point. Ceiling light. Radiator. Multiple double sockets.

Kitchen – 4.12m x 3.18m

Double glazed windows. UPVC entrance door to side pathway for rear garden and garage. Range of fitted base and wall mounted units with ample worktop surfaces. Composite sink and drainer. Integrated ZANUSSI cooker with gas hob and oven. Space for free standing fridge freezer. Space for washing machine. Space for dining table. Tiled effect flooring. Ceiling light. Radiator. Multiple double sockets.

Bedroom 1 – 4.03m x 3.20m

Double glazed windows. Wood effect laminate flooring. TV point. Ceiling light. Radiator. Access to en-suite. Multiple double sockets.

En- Suite – 2.16m x 1.36m

Obscured double glazed window. Walk-in shower unit with mains powered shower. Vinyl flooring. Ceiling light. Radiator. Wall mounted vanity unit.

Bedroom 2 – 3.44m x 2.76m

Double glazed windows. Wood effect laminate flooring. Ceiling light. Radiator. Multiple double sockets. Tv point.

Bathroom – 2.20m x 1.82m

Obscured double glazed window. Bath. Part tiled walls. WC. Wash hand basin. Radiator. Ceiling light. Storage cupboard with shelving. Wood effect laminate flooring.

Outside – Monoblock driveway, garage/workshop, garden ground with flowerbeds, fully enclosed by timber fencing at the side and rear with paved pathways and gate, chip stones and paved patio area.

Services – Mains water, drainage, gas and electricity.

Council Tax Band – D , EPC – C

Offers Over £145,000

Closing Date- Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

Offers Should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR Tel : (01387) 266250 Fax : (01387) 257950 www.ggmw.co.uk

The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.



FLOOR PLANS

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