



Dunvegan, 20 Ryedale Road, Dumfries, DG2 7EP  
3 Bedrooms | Guide Price £220,000

## PROPERTY DESCRIPTION

We are delighted to bring to the market this attractive three bedroom one and a half storey detached bungalow. Located in a highly sought after residential area of Dumfries. Within walking distance of Dumfries town centre, primary and secondary schools, grocery shops, hairdressers, restaurants, bars and the Dock Park which offers riverside walks and cycle paths. The property benefits from full double glazing, spacious kitchen/diner, two reception rooms, master bedroom and family bathroom on the ground floor, 2 bedrooms upstairs and w.c, gas central heating, ample off-street parking, front and rear garden, garden sheds. Viewing is highly recommend to fully appreciate this wonderful property and its location.

### Accommodation

**Ground Floor:** Lounge, Sitting Room or Dining room, Kitchen with Dining Area, Bedroom One, Bathroom. **First/Attic Floor:** Bedroom Two, Bedroom Three, WC.

### Outside

Off-street parking. Front and rear garden fully enclosed with timber fences and hedges.

### Viewing

Contact Selling Agents on (01387) 266250

## KEY FEATURES

- Highly sought after location
- 3 Bedrooms
- Gas central heating
- Private rear garden
- Off-street parking
- Walking distance to Troqueer Primary School

# GGM&W



**Accommodation** Hall 4.90m x 3.60m

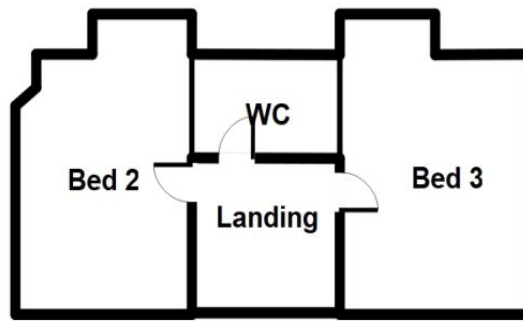
uPVC entrance door with double glazed window to side. Fitted carpet. Under stair cupboard. Built-in cupboard with shelving. Radiator. Ceiling light. Alarm pad. Stairs to landing.



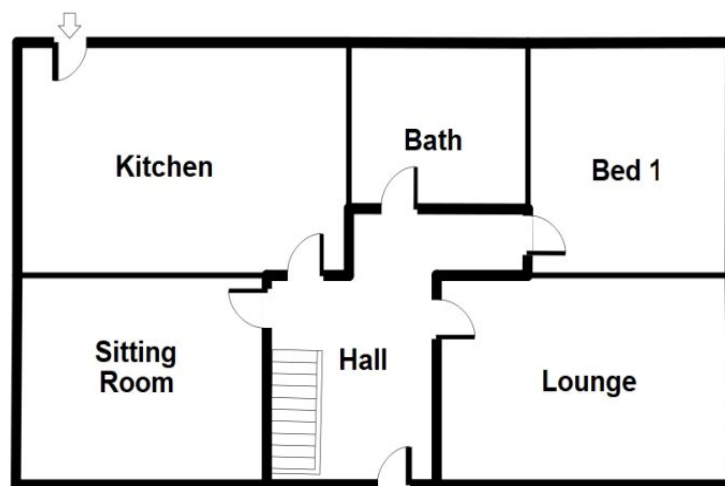




## FLOOR PLANS



First Floor



Ground Floor

(for illustration purposes only)