



1 Simpson Gardens, Dumfries, DG2 9ED
3 Bedrooms | Guide Price £120,000

PROPERTY DESCRIPTION

Well presented three bedroom semi-detached house situated in a popular residential area close to various local amenities including DGRI Hospital, Dumfries and Galloway Golf Club, Schools, Supermarkets and Dumfries Town Centre. The property benefits from full double glazing, electric heating, modern fitted kitchen with integrated appliances which will be included in the sale, low maintenance garden at the front with off-street parking, rear garden with patio area that is perfect for summer barbecues and family gatherings. Viewings is highly recommended for anyone looking for a first family home or perfect for those wishing to downsize.

Accommodation: Ground Floor – Entrance vestibule, Lounge, Kitchen. First Floor – Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom.

Outside -Off-street parking. Front, side and rear garden. Shed.

Viewing Contact Selling Agent on (01387) 266250

KEY FEATURES

- Immaculately presented
- Three bedrooms
- Double glazed throughout
- Low maintenance garden, fully enclosed at the rear
- ideal first time family home
- Large driveway
- Spacious lounge and kitchen

GGM&W



Accommodation

Hall/Stairs to landing 3.70m x 1.23m

uPVC entrance door. Stairs to landing with fitted carpet and hand rails. Ceiling light. Electric radiator with decorative cover.



Lounge 4.65m x 3.68m

Double glazed windows. Fitted carpet. Tv point. Broadband/phone point. Ceiling light. Feature fireplace with electric fire. Electric radiator with decorative cover. Smoke detector. Under stairs cupboard housing consumer units.

Kitchen 5.03m x 2.70m

Double glazed windows. Tiled floor. Range of fitted base and wall units with integrated appliances including 4 burner electric hob with extractor fan above, Oven and grill, dishwasher, Stainless steel sink. Space for washing machine, tumble dryer and dining table. Floor to ceiling unit for fridge freezer. Electric heater. Access to rear/side garden.

Landing 2.91m x 2.13m

Double glazed window. Fitted carpet. Electric radiator with decorative cover. Smoke detector. Cupboard housing hot water tank and shelving. Access to attic.

Bedroom One 3.74m x 2.86m

Double glazed window with roller blind. Fitted carpet. Tv point. Electric radiator. Ceiling light.

Bedroom Two 3.61m x 2.90m

Double glazed window. Fitted carpet. Ceiling light. Electric radiator.

Bedroom Three 2.47m x 2.17m

Double glazed window. Fitted carpet. Ceiling light.

Bathroom 1.96m x 1.94m

Double glazed window with fitted blinds. Bath. Triton electric shower. WC. Wash hand basin. Respatex wall panels. Heated towel rail.

Outside – Driveway. Garden grounds at the front, side and rear with paved patio areas. Shed. Fully enclosed with timber fencing.

Guide Price £120,000**Services**

Mains water, drainage and electricity. Gas central heating. Council Tax Band – C . EPC – D .

Closing Date

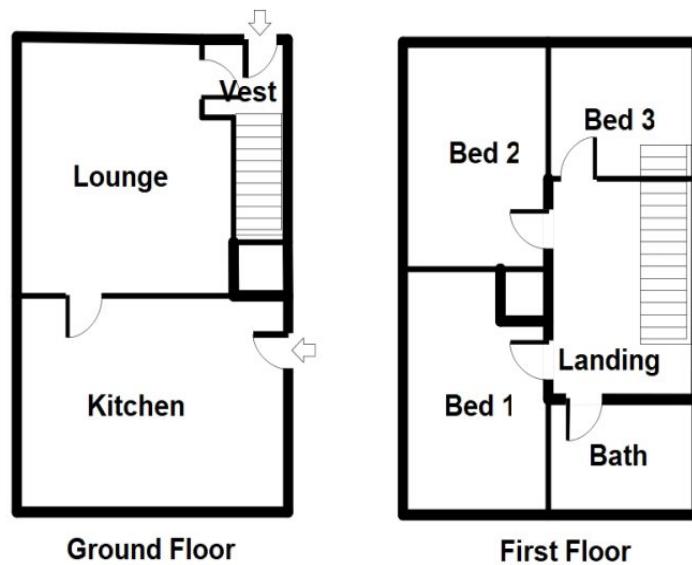
Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

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



(for illustration purposes only)