



19 St Teresa's Crescent, Dumfries, DG2 0ER
2 Bedrooms | Offers over £110,000

PROPERTY DESCRIPTION

Well presented two bedroom semi-detached bungalow situated in a residential area close to various local amenities including Primary School, Supermarkets and Chemist. There is a regular bus service to and from Dumfries Town Centre. Lochside itself offers easy access to the Dumfries by-pass and to the A75 and A76 offering an ideal location for commuters. The property benefits from double glazed windows with perfect fit blinds in kitchen, bedrooms and bathroom, gas central heating with Logic combi boiler (regularly serviced), new electric fire, modern fitted kitchen with integrated appliances, modern wet room, new interlinked smoke and heat alarms, low maintenance front and rear gardens.

Accommodation

The accommodation on offer comprises:- Entrance vestibule, Hallway, Lounge, Kitchen, Bedroom 1, Bedroom 2, Wet Room, Rear vestibule.

Outside

Private driveway, Front and rear garden, Paved pathways.

Viewing

Strictly by appointment only. Please contact the selling agents on (01387) 266250

KEY FEATURES

- Double glazed windows with bespoke fitted blinds
- New interlinked smoke and heat alarms
- Fitted kitchen with pantry
- Quiet cul-de-sac location
- Close to schools, shops and supermarkets
- Easy access to Dumfries by-pass
- Low maintenance garden
- New electric fire
- Private driveway

GGM&W



Recently upgraded, bright and well-proportioned two bedroom bungalow. This property will appeal to both the first time buyer and those looking to downsize. Presented in move-in ready condition and tastefully decorated throughout. Viewing is highly recommended to fully appreciate this property.



Accommodation

Entrance Vestibule 1.47m x 1.07m

UPVC entrance door. Fitted carpet. Ceiling light.

Hall

Obscured glass panelled door. Fitted carpet. Heating thermostat. Radiator. New Interlinked smoke and heat alarm. Ceiling light. Radiator. Airing cupboard with shelving.

Lounge 4.35m x 3.54m

Double glazed windows with fitted blinds. Feature fireplace with new electric fire. New Interlinked smoke and heat alarm. Tv point. Broadband point. Phone point. Multiple double sockets. Ceiling light. Radiator.

Kitchen 3.93m x 2.61m

Double glazed windows with fitted blinds. Range of fitted base and wall units with ample worktop surfaces. Diplomat oven and grill, 4 ring gas hob with extractor fan hood. Spot lights. New Interlinked smoke and heat alarm. Carbon monoxide alarm. Washing machine. Stainless steel sink and drainer. Access to rear vestibule.

Pantry - housing Logic combi boiler, heating thermostats, consumer unit, shelving and ceiling light. Access to loft space.

Wet Room 2.00m x 1.95m

Obscured double glazed window with fitted blinds. Respatex wall panels. Slip-resistant flooring. Triton mains powered shower with hanging shower curtain. WC. Wash hand basin. Grab rails. Radiator. Spot lights. Extractor fan.

Bedroom One 2.93m x 2.80m

Double glazed windows with fitted blinds. Fitted carpet. Ceiling light. Radiator. Fitted wardrobe with shelving and hanging rail. Multiple double sockets.

Bedroom Two 3.84m x 3.36m

Double glazed windows with fitted blinds. Fitted carpet. Ceiling light. Radiator. Fitted wardrobe with shelving and hanging rail. Multiple double sockets.

Rear Porch 1.50m x 1.33m

UPVC entrance door with access to rear garden. Tiled floor. Ceiling light.

Outside - Private driveway. Paved pathway to front door, front and rear garden mainly laid out in garden gravel for low maintenance and aesthetic purposes, fully enclosed with timber fencing at the front and rear. Lighting both front and back.

Price

Offers Over of £110,000 are invited.

Services

Mains water, drainage and electricity. Gas central heating. Council Tax Band - B. EPC - C.

Extras

Fitted carpets, light fittings and blinds. Washing machine.

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

