



5 Essex Park Drive, Dumfries, DG1 4XH  
3 Bedrooms | Offers over £310,000

## PROPERTY DESCRIPTION

Impressive three bedroom detached bungalow offering comfortable living accommodation. Situated at the end of a quiet cul-de-sac in the popular residential area of Georgetown, Dumfries. Located close to various amenities including primary and secondary Schools, grocery shop, library, Post Office and Gillbrae Medical Practice. There is a regular bus route nearby which runs to and from Dumfries Town Centre. The property is set in a generously sized plot and benefits from full double glazing, gas central heating, recently fitted Clerkenwell gloss white kitchen, recently installed shower room, conservatory, bedroom with recently installed en-suite facilities, integrated garage with up & over electric door, attractive garden with patio and dining area. Viewing is highly recommended to fully appreciate this wonderful property.

### Accommodation

Entrance Vestibule, Hall, Lounge, Kitchen, Bedroom 1, Bedroom 2 with en-suite, Bedroom 3, Shower Room, Conservatory, Utility Room.

### Outside

Driveway, Double Garage, Paved Patio Area, Garden.

Viewing Contact Selling Agent on 01387 266250 (option 2)

## KEY FEATURES

- Detached bungalow with 3 bedrooms, quiet cul-de-sac location
- Generously sized plot with fully enclosed garden
- Contemporary fitted kitchen
- Stunning shower room
- Bedroom with en-suite facilities
- Walking distance to Town Centre/Train Station approx. 1.2 miles

# GGM&W



### Accommodation

**Entrance Vestibule 1.55m x 1.52m** Composite secured entrance door with obscured double glazed side panel. Laminate wood effect flooring. Ceiling light. Access to hallway.



**Hall 7.68m x 3.13m** Double glazed window. Fitted carpet. Ceiling light. Large storage cupboard. Broadband/ phone point. Heating thermostat. Access to attic space. Radiator.

**Kitchen 3.00m x 3.26m** Double glazed windows with fitted blinds. Clerkenwell gloss white kitchen with a range of fitted base and wall mounted units. Wine rack. Integrated Beko oven. Integrated Lamona microwave. Zannussi induction hob with splashback. Grey chip worktop. Multiple double sockets. Spot lights. Composite sink and drainer.

**Dining Room 2.90m x 3.05m** Double glazed patio doors to conservatory. Vinyl flooring. Radiator. Ceiling light.

**Lounge 3.90m x 6.00m** Double glazed windows. Fitted carpet. Double glazed patio doors to side patio/dining area. Tv point. Ceiling and wall lights. Radiator. Multiple double sockets.

**Bedroom One 2.80m x 4.50m** Double glazed window with fitted curtains. Fitted wardrobe. Fitted carpet. Ceiling light. Radiator. Multiple double sockets. Space for free standing wardrobes.

**Bedroom Two 3.60m x 4.00m** Double glazed window with fitted curtains. Fitted carpet. Fitted wardrobe. Ceiling light. Radiator. Multiple double sockets. Access to en-suite.

**En-Suite 2.00m x 2.10m** Obscured double glazed window with fitted blind. Walk-in shower enclosure ,mains powered shower with overhead shower head and hose. Respatex wall panelling. Dove grey vanity units. WC. Wash hand basin. Spot lights. Heated towel rail. Extractor fan. Toilet assist bar.

**Bedroom Three 2.80m x 4.50m**  
Double glazed window with fitted curtains. Fitted carpet. Fitted wardrobe. Ceiling light. Radiator. Multiple double sockets.

**Family Shower Room 2.69m x 2.73m** Obscured double glazed window with fitted blind. Walk-in shower enclosure ,mains powered shower with overhead shower head and hose. Respatex wall panelling. Dove grey vanity units with a range of fitted base storage. Large LED mirror. WC. Wash hand basin. Spot lights. Heated towel rail. Extractor fan.

**Utility Room 1.80m x 2.90m**  
Range of fitted base units. Plumbed for washing machine. Space for tumble dryer. Stainless steel sink. Vinyl flooring. Bosch combi boiler. Ceiling light. Ample worktop surfaces. Access to garage.

**Integral Double Garage 5.00m x 6.00m**  
Up & over electric door. Workshop area with shelving and storage space. Access to attic space. Power and light.

**Garden.** Monoblock driveway with parking for two vehicles. Paved pathway to front entrance. Lawn areas at the front, side and rear. Fully enclosed by timber fencing and hedging. Patio/dining area at the side of the house from lounge providing entertaining space.

**Services**  
Mains water, drainage, gas and electricity.  
Council Tax Band – F .  
EPC – C .

**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

ESTATE AGENTS  
14 Castle Street  
Dumfries DG1 1DR

SOLICITORS  
14 Castle Street  
Dumfries DG1 1DR

T: 01387 266 250

F: 01387 257 950

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