



7 Roberts Crescent, Dumfries, DG2 7RS
2 Bedrooms | Guide Price £195,000

PROPERTY DESCRIPTION

Delightful 2 bedroom detached bungalow presented in walk-in condition and providing comfortable living accommodation. The property benefits from full double glazing, gas central heating, modern fitted shower room, single garage, driveway and attractive fully enclosed low maintenance front and rear gardens. 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. Viewing is highly recommended to fully appreciate this wonderful property, and its popular location.

Accommodation

The accommodation comprises:- All on the ground floor – Entrance Vestibule, Hallway, Lounge, Kitchen, Bedroom 1, Bedroom 2, Shower Room.

Outside

Driveway/Off-street Parking, Garage, Shed, Front and Rear Garden.

Viewings Strictly by appointment only. Please contact the Selling Agents on 01387 266250 (Option 2).

KEY FEATURES

- Highly sought after location
- Detached bungalow with garage and off-street parking
- Spacious lounge and kitchen
- Double glazed throughout and gas central heating
- Recently fitted interlinked smoke alarms
- Modern shower room
- Low maintenance front and rear garden
- Short stroll to Troqueer Primary School
- Walking distance to Dumfries Town Centre

GGM&W



Accommodation

Entrance Vestibule 1.60m x 1.25m

Double glazed entrance door. Tiled floor. Electric meters and fuse box. Ceiling light.



Hallway 3.18m x 1.60m

Fitted carpet. Phone point. Access to attic space. Radiator. Ceiling light.

Lounge 6.00m x 4.67m

Double glazed windows with fitted blinds and curtains. Fitted carpet. Feature fireplace with gas fire. Tv point. Radiators. Ceiling and wall lights.

Kitchen 4.87m x 2.97m

Double glazed windows with fitted roller blind. Double glazed entrance door to rear garden. Range of fitted base and wall units with ample worktop surfaces. Fitted cupboard housing BAXI gas boiler. Stainless steel sink. 4 burner electric hob and oven and grill below. Space for dining table, washing machine and tumble dryer. Part tiled walls. Heat alarm. Radiator. Ceiling light.

Bedroom One 3.57m x 3.43m

Double glazed windows with fitted blinds and curtains. Fitted carpet. Fitted wardrobes and drawers, side tables. Radiator. Ceiling light.

Bedroom Two 3.45m x 3.13m

Double glazed windows with fitted blinds and curtains. Fitted carpet. Radiator. Ceiling light.

Shower Room 2.07m x 2.19m

Double glazed window with fitted blinds. Large walk-in shower. Vanity unit/wash hand basin, Wc. Heated towel rail. Tiled effect wet room flooring. Grab rails. Spot lighting.

Outside

Driveway/Off-street Parking, Garage, Shed, Front and Rear Garden.

Services

Mains water, drainage and electricity. Gas central heating.

Council Tax Band – E

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

