



42 Hardthorn Crescent, Dumfries, DG2 9JD

Offers over £175,000



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BRAIDWOODS
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T: 01387 257 272 | E: web@braidwoods.com
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Well-presented two/three bedroom bungalow with low maintenance front and back garden, driveway and garage.

This spacious bungalow offers flexible living accommodation with a generous garden and large driveway. The property is within walking distance of the town centre and is close to local bus routes, schools and the Charlotte Medical Practice. It would be ideal for those looking to downsize or for a young family and has scope to extend into the loft as shown by neighbouring properties.

ENTRANCE – 1.21M X 1.31M

UPVC front door, laid carpet underneath revealing terrazzo flooring, cupboard housing fuse box with electric meter, coat hooks, light fitting, glass pane door opening onto the hall.

HALL – 1.47M X 3.90M X 4.42M

The hall way forms a T shape giving easy access to all rooms of the property. Fitted carpet, radiator, attic hatch, light fitting, coat cupboard with shelving, thermostat.



BEDROOM 1 – 3.06M X 3.95M

Large standalone wardrobe and drawer set, fitted double storage cupboard with shelving, fitted carpet, window looking out to the front of the property, light fitting, radiator.



LIVING ROOM – 4.41M X 4.67M

Fitted carpet, light fitting with dimmer control, gas fire with marble hearth, bay window looking out to the front of the property, radiator.



MASTER BEDROOM – 3.28M X 4.27M

Full length fitted wardrobe with middle dressing table and mounted mirror, fitted carpet, window looking out to the back of the property, radiator, light fitting.

DINING ROOM 3.07M X 2.61M (POSSIBLE 3RD BEDROOM)

Fitted carpet, radiator, light fitting, fitted storage wardrobe/ storage, patio doors leading to conservatory. This room has been used as a third bedroom at times.



CONSERVATORY- 2.65M X 3.25M

Fitted carpet, windows throughout, UPVC walls, Perspex roof, fitted blinds, wall mounted light fittings, single sliding door to back garden.

BATHROOM – 1.99M X 2.00M

Opaque window, corner shower cubicle, built in WC and wash hand basin in vanity unit, radiator, light fitting, tiled walls.

KITCHEN – 4.43M X 3.30M

Partially tiled walls, fitted carpet, breakfast bar, strip lighting, window looking out to the side of the property, pulley, integrated oven, grill and hob, range of wall mounted and base units, ample worksurfaces, two storage cupboards, one housing the boiler, sink and plumbing for washing machine, radiator.

OUTSIDE

Gravel driveway leading to a single garage, raised mature flower beds at the front of the property. The back garden is laid with lawn, paving and mixture of mature shrubs and trees. The garden is secured with a removeable fence to allow for off drive parking. The sellers used this feature for securing their caravan.

NOTES

The property is heated by Gas Central Heating. Double glazing fitted throughout. Blinds and curtains included in the sale.



CONSUMER PROTECTION FOR UNFAIR
TRADING REGULATIONS 2008, BUSINESS
PROTECTION FROM MISLEADING
MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating

installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







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