



Walker & Sharpe

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Cargenview, New Abbey Road, Dumfries, DG2 8ER
Offers Over £350,000

We are thrilled to present this spacious three bedroom detached bungalow situated in a peaceful semi-rural location on the outskirts of Dumfries. This wonderful family home is full of character and offers flexible living throughout and ample off road parking available to the front. Viewing is highly recommended to fully appreciate this wonderful property, and its location. The New Abbey road leads directly into dumfries making it a 5 minute drive into the town centre which offers all major amenities. There is primary schools and various secondary schools available in town.

Detached Bungalow
Oil fired central heating
Double glazing
Ample storage
private garden
Detached double garage
Well presented
Two ensuite bathrooms
Solar Panels, Solar Thermal
Off street parking

EPC- B

Please phone 01387 267222 to arrange a viewing.

espc

Member

Accommodation

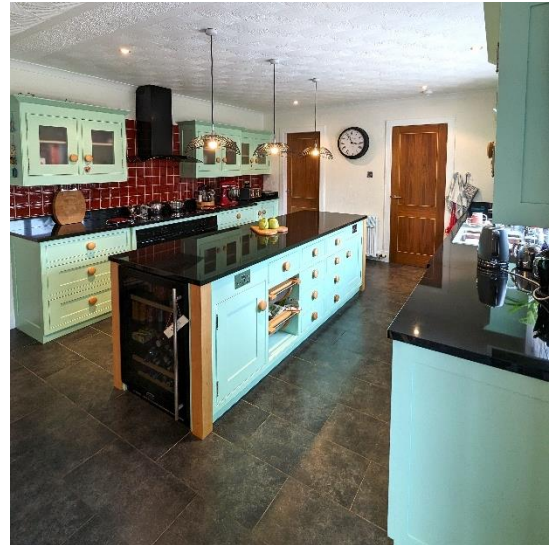
Entrance by UPVC door with ornate glass panels into vestibule.

Entrance Vestibule

Fitted carpet, Coat hooks, light, door to hallway.

Hallway

Fitted Carpet, doors to livingroom, kitchen, 3 bedrooms, family bathroom, cloakroom cupboard and access to floored attic Space.



Living room

17'0" x 14'8"

5.19m x 4.48m

TV point, fitted carpet, light, plug sockets, double glazed window to front, radiator.





Kitchen / Diner

23'3" x 12'4"

7.09m x 3.76m

Tiled flooring, statement light fixtures, radiator. Handmade kitchen comprising fitted base units, wall units and integrated appliances. Kitchen Island with plug sockets, wine fridge, microwave and plate warmer. TV point, stainless steel sink, drainer and vegetable section with glass top, electric double oven and hob top with fan above. Double glazed window to rear overlooking the private garden, UPVC French doors into the conservatory, Wooden door to the utility, snug and hallway. Timer control for the underfloor heating.



Utility

9'9" x 8'4"

2.97m x 2.55m

Belfast sink, washer, dryer, fridge freezer. Base and wall units with wooden work top, timer control for the underfloor heating. Double glazed window looking out to the rear garden, UPVC door leading out to the rear garden.



Conservatory

15'0" x 9'11"

4.58m x 3.04m

Tiled floor, glass panels and sliding glass door to the side leading out to the garden space. Plug sockets,

light, UPVC double glazed French doors into kitchen.



Snug

9'7" x 19'2"

2.93m x 5.84m

TV point, radiator, fitted carpet, light, plug sockets, double glazed window to front.



Family Bathroom

7'5" x 13'1"

2.26m x 3.98m

Tiled floor, heated towel rail, WC and wash hand basin. Stand alone bath, walk in shower enclosure, statement light, spotlights, radiator. Frosted double glazed window to rear. Underfloor heating with timer control point on wall.



Bedroom 3
6'6" x 10'11"
1.99m x 3.32m

Fitted carpet, built in wardrobe with mirrored sliding doors, plug socket, light, TV point, radiator, double glazed window to front.



Dressing Room
8'8" x 5'9"
2.65m x 1.76m

Fitted carpet, radiator, plug sockets, spotlights, double glazed window to side. wooden door into en-suite.



Bedroom 2
10'10" x 10'5"
3.3m x 3.17m

Fitted carpet, built in wardrobe with mirrored sliding doors, radiator, Double glazed window to front. Wooden door into dressing room.



En-suite
8'9" x 6'2"
2.66m x 1.87m

WC, wash hand basin, heated towel rail, walk in shower enclosure, vinyl floor.



Main Bedroom

10'10" x 13'0"
3.30m x 3.97m

Fitted carpet, radiator, double glazed window overlooking rear garden, wardrobe with mirrored sliding doors, light, plug sockets. Wooden door to dressing room.



Dressing Room

8'8" x 6'4"
2.65m x 1.94m

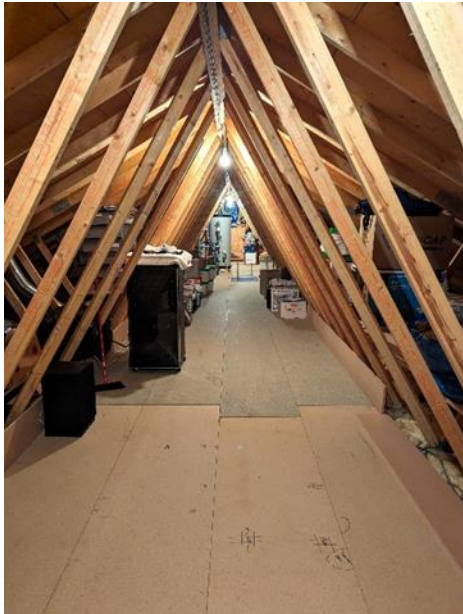
Fitted carpet, radiator, double glazed window to side, plug sockets, spotlights. Wooden door to en-suite.



En-suite

8'8" x 8'2"
2.64m x 2.49m

Vinyl floor, bath with showerhead attachment, frosted double glazed window to rear, heated towel rail, WC, wash hand basin.



Attic

Floored Attic Space, pull down ladder, lights, solar panel meter, solar water heating tank.



Exterior

The front of the property consists of a paved driveway and stoned area. The garden to the rear is surrounded by fencing with a grass area to each side and concrete paving slabs along the middle. There is a small brick wall with built in lights and a few steps up to another level of garden which has another grass area, the oil tank and the Summer house are situated at opposite ends of this upper level of garden.

Summer House

13'3" x 9'4"
4.048 x 2.851



Wooden shed with lights and plug socket, double glazed windows to front.

Garage

18'5" x 16'0"
5.610m x 4.885m

Double garage, Lights, plug sockets, concrete floor.

Included

All integrated kitchen appliances. The fridge freezer.

Not included – The washing Machine, Tumble dryer, metal garden pagoda.

Council Tax - Band E

Home Report

To download Home Report – Contact Selling Agents.

Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.

The owners have provided extra photos of the property to show the property's character and charm.







