



# Walker & Sharpe

Solicitors, Estate Agents & Notaries Public

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***Kaimbrae, 33 Castle Douglas Road, Dumfries, DG2 7PA  
Offers Over £185,000***

***Three bedroom detached bungalow ideally situated within easy walking distance to the town centre, local shops and transport links, it is also less than a 5 minute drive to DGRI. This property benefits from flexible accommodation which can be easily reconfigured to suit families, professionals, or retirees. Viewing is recommended to appreciate all this property has to offer.***

***Garage  
Double glazing  
Private Garden  
Flexible accommodation***

***EPC- E***

***Please phone 01387 267222 to arrange a viewing.***



Member



### Entrance Vestibule

4'9" x 3'9"

1.45m x 1.13m

Wooden entry door leading into the vestibule, Built in lockable cupboard with shelving, light, wooden flooring, glass door into hallway.



### Front Sitting Room

14'1" x 19'2"

4.28m x 5.83m

Carpet, double glazed bay window to the front overlooking the front aspect, two smaller double glazed windows to the side of the property. Fire place, two radiators.



### Hallway

Wooden flooring, wooden doors to sitting room, lounge, kitchen, three bedrooms and a bathroom. Skylight, central heating thermostat, radiator, lights.



### Rear Lounge

14'1" x 15'11"

4.30m x 4.87m

Carpet, two radiators, fire place, double glazed window to the side of the property, single glazed glass panel door leading out to the rear.



**Kitchen/Diner**  
13'1" x 15"  
3.98m x 4.58m

Vinyl tile effect flooring, radiator, fitted base and wall units, electric cooker, washing machine. Stainless steel sink and drainer, large double glazed window overlooking the rear garden.



**Rear Vestibule**

Doorway from the kitchen into the rear vestibule, radiator, UPVC door with double glazed glass panel. Wooden door to built in cupboard with Worcester boiler, plug sockets and light.



**Bedroom 3**  
9'1" x 11'1"  
2.76m x 3.38m

Carpet, radiator, two double glazed windows overlooking the front of the property. Built in wardrobe.



**Bedroom 2**

11'1" x 12'

3.38m x 3.66m

Carpet, radiator, double glazed windows to rear and side.



**Bedroom 1**

15'10" x 11'2"

4.82m x 3.39m

Carpet, built in wardrobe with sliding doors, rail and shelves. Radiator, double glazed window looking out to the front and side of the property.



**Bathroom**

6'11" x 8'1"

2.10m x 2.45m

Shower, WC, wash hand basin, frosted window to rear, heated towel rail, vinyl tile style flooring.



### Exterior

To the rear of the property there is a paved area followed by steps up to a grass area followed by more steps up to second grass area creating a multi level garden. Garage, car port, Outdoor tap. To the front there is a landscaped area with various bushes and trees, a driveway, steps and a handrail up to the property.

### Included

Cooker.

**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.

Energy Efficiency Rating Band E

Environmental Impact Rating Band F