



15 Fairfield Crescent, Dumfries, DG1 4BW

Offers over £250,000



This beautiful, extended 3-bedroom dormer bungalow offers spacious living accommodation with a flexible layout and a large garden to the front and rear, it is ideal for modern family living. The property has been thoughtfully updated and benefits from bedrooms on both the ground and first floors.

Located in a sought-after residential area, this home provides excellent living space both inside and out and is close to all local amenities.

[ENTRANCE VESTIBULE – 2.14M X 1.01M](#)

Wooden framed front door with sidelight panels, fitted carpet, cupboard housing the fuse box and electricity meter, door leading into the entrance hall.

[HALL – 4.96M X 2.25M](#)

Wooden door with decorative glass from the entrance vestibule, light fitting, fitted carpet leading through the hallway and up the Staircase to landing, radiator, thermostat, telephone and broadband connection points.



### LIVING ROOM 5.22M X 6.27M

Bay window looking out across the front garden, two further side windows looking onto the driveway, fitted carpet, three radiators located throughout the room, feature fireplace with marble surround, hearth and wooden mantel, twin chandelier light fittings, door opening to the kitchen.

### KITCHEN – 3.39M X 4.64M (LONGEST)

Large window looking over the back garden, shaker style units with ample worksurfaces and a breakfast bar, a 1.5 bowl white ceramic kitchen sink with drainer and mixer tap, integrated gas hob, oven and grill with extractor hood, pantry with plumbing for washing machine and housing the boiler, space for fridge freezer, tiled splash back, light fittings, door leading out to the back garden.

### DINING ROOM – 3.68M X 3.83M

Sliding doors leading into the conservatory, fitted carpet, light fitting, radiator.

### CONSERVATORY – 4.03M X 2.83M

Sliding patio doors leading from the dining room, windows throughout with fitted blinds, fitted carpet, centre light fitting, radiator, door leading outside to the patio area.



### BEDROOM 1 – 3.66M X 3.70M

Window looking over the front garden, two fitted double wardrobes with hanging and shelf space, fitted carpet, light fitting, wall mounted mirror.



### BATHROOM – 2.11M X 2.65M

Avocado fitted bathroom suite comprising of bath with mixer tap and shower connection, W.C., wash hand basin and fitted shower cubicle with mains shower, opaque window, tiled flooring and walls, radiator, wall mounted mirror and cabinets with lighting, centre light fitting.

### LANDING

Fitted carpet leading from the Staircase  
Light fitting.

### BEDROOM 2 – 5.46M X 3.07M

Window looking over back garden, fitted carpet, light fitting, radiator, built in storage with hidden door to small attic space.



### TOILET – 1.04M X 0.86M

Window looking over back garden, sink and W.C., wall mounted mirror, decorative wall light, fitted carpet.

### BEDROOM 3 – 5.46M X 2.46M

Window looking over back garden, radiator, fitted carpet, light fitting, small cupboard.



## OUTSIDE

Both front and back garden beautifully presented with decorative gravel areas and shrubs at the front. A path leads to the front door and then along the side of the house to the block paved driveway and large extended garage. Going through an iron gate you enter the back garden with a paved patio area, a drying green laid with lawn and multiple raised beds with mature shrubs and trees.



## NOTES

The property is fitted with double glazing through out and is heated by a gas-fired Alpha CD35C boiler.

**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.





# BRAIDWOODS

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