



Walker & Sharpe

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Solway View, Bankend, Dumfries, DG1 4RP ***Offers Over £350,000.***

Spacious three-bedroom home set on a generous private plot in the quiet area of Bankend, Dumfries. The property benefits from recent upgrades including a modern shower room, new boiler, upgraded fuse box, and new roof guttering and fascias. This bright and well-proportioned accommodation includes three double bedrooms, a spacious living room, kitchen, dining room, shower room, WC, hallway, and excellent storage throughout, surrounded by open views. Externally, the property features a driveway, large double garage with electrics and inspection pit, and a separate private piece of land to the side. A local bus stop is located just a short walk away and a five minute drive from Caerlaverock Castle, approximately 20 minutes drive from the DGRI in Dumfries, providing a peaceful semi-rural setting with convenient access to amenities.

Viewing highly recommended

***Double Garage
Off street parking
Double glazing
Private Garden
Detached private land
Oil Heating***

EPC- D

Please phone 01387 267222 to arrange a viewing.



Entrance Hallway

Concrete steps with wrought iron banister up to front entry door. uPVC double glazed door and window. Fitted carpet, heating thermostat, access to attic. Radiator. doors to the living room, kitchen, 3 bedrooms, WC, Shower Room and two storage cupboards.

Cupboard 1

Electric meter and fuse box, access to cellar / crawl space.

Cupboard 2

2'9" x 3'10"
0.84m x 1.17m

Fitted carpet, hooks.



Living room

15'10" x 16'1"
4.84m x 4.91m

Fitted carpet, double glazed window to the front and side, two radiators, tiled fireplace, door to hallway, door to dining room.



Dining Room

8'10" x 9'10"

2.70m x 2.99m

Fitted carpet, double glazed window overlooking the rear garden and neighbouring fields, door to living room door to kitchen, radiator.



Kitchen

16'10" x 9'10"

5.12m x 2.99m

Fitted carpet, cupboard with heating timer and storage shelves. Door to dining room, hallway and out to rear garden. Fitted base and wall units, plumbed for washing machine, stainless steel sink and drainer, integrated oven and hob top, double glazed window overlooking rear garden.





Shower Room

5'9" x 7'8"

1.75m x 2.33m

Laminate wood flooring, heated towel rail, WC, wash hand basin and vanity, walk in shower enclosure with double shower heads and fold out seat. Frosted window to rear.





Bedroom 3

11'9" x 9'7"

3.59m x 2.93m

Fitted carpet, radiator, double glazed window to front, two built in wardrobes.



Bedroom 2

11'10" x 9'8"

3.61m x 2.95m

Fitted carpet, radiator, double glazed window to front, two built in wardrobes.



WC

3'10" x 7'9"

1.16m x 2.37m

Fitted carpet, wash hand basin, WC, frosted window to side.



Bedroom 1

13'11" x 11'10"

4.24m x 3.60m

Fitted carpet, radiator, double glazed window to rear.



Garage

Concrete floor, light, plug sockets, inspection pit, two doors, pedestrian access door to the side.



Exterior

To the front of the property there is a gated driveway, double garage, grass with a path leading round to the rear of the property. To the rear of the property there is an outdoor tap, shed, oil tank and boiler. The rear is laid to lawn with a boundary hedge.





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.



Land

Private land to the side of the property roughly 1/3 of an acre which is laid to lawn with a boundary fence and gate, storage container, shed.

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