



Walker & Sharpe

Solicitors, Estate Agents & Notaries Public

37 George Street, Dumfries, DG1 1EB

Email : property@walker-sharpe.co.uk

Tel : 01387 267222
Fax : 01387 254775
DX 580619
Dumfries



20 Hazelfield Close, Dumfries, DG1 4SB
Offers Over £120,000

Located in the popular Georgetown area of Dumfries, this well-presented one-bedroom semi-detached bungalow offers comfortable single level living in a quiet residential setting at the end of Hazelfield Close. The accommodation comprises a bright living room, modern kitchen, double bedroom, newly fitted bathroom, and welcoming porch. Recently redecorated throughout the property is in move in condition. Conveniently positioned close to local amenities and a regular bus route to Dumfries town centre, this home is ideal for first-time buyers, or those looking to downsize.

*Off street parking
Double glazing
Private Garden
Walk in condition*

EPC- D



Member



Entrance Vestibule

3'5" x 4'10"

1.04m x 1.48m

Entry door with frosted glass panel into vestibule, double door cupboard with electric meter. Radiator, fitted carpet, frosted window and door into the living room.

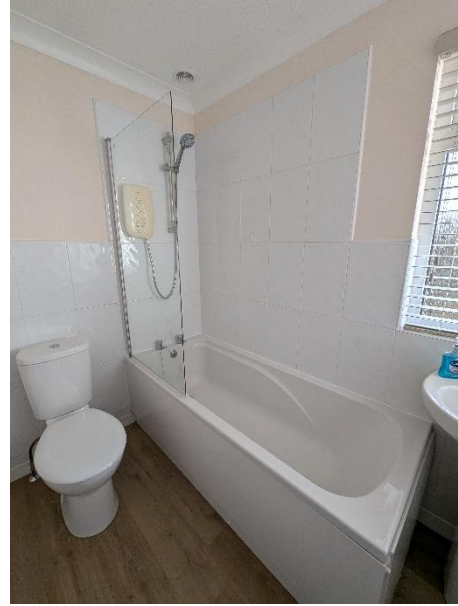


Living room

10'10" x 15'9"

3.30m x 4.81m

Fitted carpet, radiator, double glazed window to front, electric fireplace, marble hearth and wooden surround. Doors to vestibule, rear hall and kitchen.



Kitchen

6'8" x 11'7"

2.04m x 3.52m

Laminate flooring, radiator, stainless steel sink and drainer, plumbed for washing machine, integrated oven and hob, under cabinet space for fridge. Double glazed window looking out to the rear garden, door with frosted glass panel out to the rear garden.

Bathroom

5'7" x 7'7"

1.70m x 2.31m

Door into bathroom from rear hallway, radiator, laminate flooring, frosted double glazed window to side, tiled back splash, bath with overhead electric Mira sport shower, WC, wash hand basin.



Cupboard

Door into cupboard from rear hallway, fitted carpet, boiler, carbon monoxide detector, shelving.



Bedroom

9'8" x 11'7"
2.94m x 3.52m

Door into bedroom from rear hallway, fitted carpet, double glazed window to rear, radiator, double door built in wardrobe.





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.



Exterior

The front of the property is laid to lawn at one side with a stone chipped driveway to the other side, there is a concrete slab pathway leading from the front driveway round to the rear of the property. The rear of the property consists of stone chippings.

Council Tax - Band B

Home Report

To download Home Report – Contact Selling Agents.