



Walker & Sharpe

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***Ellaville, Criffel Way, Southernness, DG2 8BB.
Offers Over £110,000***

This two-bedroom bungalow benefits from off-street parking and a private garden, providing a comfortable setting for a seaside getaway. Southernness is a popular coastal holiday village around 16 miles from Dumfries. The village features a golf course, pubs / restaurants, lighthouse and leisure centre with swimming pool along with a range of activities nearby, making it an ideal base for visitors of all ages.

***Off street parking
Double glazing
Private Garden
Electric heating***

EPC- F

Please phone 01387 267222 to arrange a viewing.



Member



Entrance Porch

9'4" x 3'11"

2.84m x 1.20m

uPVC door into the entrance vestibule, tiled flooring, double glazed windows looking over the front garden. Custom built storage bench, window looking from the porch into the living room, Door into the living room, door into bedroom 2.



Bedroom 2

9'3" x 6'3"

2.82m x 1.90m

Door from porch into bedroom 2, fitted carpet, radiator, double glazed window looking onto front garden, window into living room.



Living room

22' x 10'10"

6.71m x 3.29m

Door from the porch into the living room, fitted carpet, two electric radiators, electric fire, windows into the porch, bedroom 2 and dining room, door into hallway.

Hallway

Doors to living room, kitchen, bedroom 1, shower room and storage cupboard, access to loft.



Kitchen / Diner

11'3" x 13'

3.42m x 3.95m

Door from the hallway into kitchen / Diner, tiled flooring, double glazed window to rear, frosted window to living room. Fitted base and wall units, stainless steel sink & drainer, undercounter space for fridge & dishwasher, radiator.





Bedroom 1
10'7" x 7'11"
3.22m x 2.42m

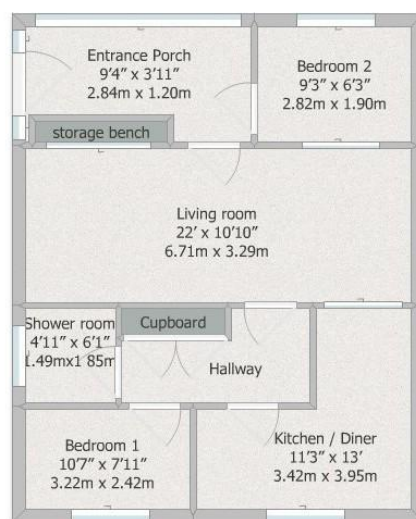
Door from hallway into the bedroom, fitted carpet, double glazed window to rear.



Shower room
4'11" x 6'1"
1.49m x 1.85m

Door into shower room from hallway, tiled flooring, double glazed frosted window to the side of the property, radiator. Shower, WC, wash hand basin.





Exterior

Garden laid to lawn, boundary wall surrounding the property with double wrought iron gates to the rear for vehicle access and a wrought iron gate to the front for pedestrian access, wooden shed.

Council Tax - Band A

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.