



Walker & Sharpe

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***19 Noblehill Avenue, Dumfries, DG1 3HW.
Offers Over £160,000***

Two-bedroom detached bungalow located in the highly sought-after Noblehill area. Offering comfortable living spaces, the property features a light and inviting conservatory at the rear of the property with open views over the neighbouring field, two double bedrooms with built-in wardrobes, off-street parking and a low maintenance rear garden.

***Garage
Off street parking
Double glazing
Private Garden
Ample built in storage***

EPC- E

Please phone 01387 267222 to arrange a viewing.



Member



Entrance Vestibule

6'4" x 5'5"

1.92m x 1.64m

Door from the front of the property into vestibule, double glazed window to front, tiled flooring, door to the garage and into the main hallway of the property.



Living room

12'2" x 17'11"

3.70m x 5.46m

Wooden door with frosted glass panels to side from hallway into living room, fitted carpet, full length window looking out to the rear garden, fireplace.



Hallway

Door from the entrance vestibule into the hallway, fitted carpet, two storage cupboards, doors into two bedrooms, bathroom, living room and kitchen.



Kitchen

11'1" x 8'7"

3.38m x 2.62m

Door into kitchen, fitted base and wall units, built in cupboard, door from kitchen into garage. Radiator, boiler, double glazed window to rear, sink drainer and vegetable section.



Bathroom

6'10" x 6'4"

2.07m x 1.92m

Vinyl flooring, WC, wash hand basin, bath with overhead shower, double glazed frosted window to front.





Bedroom 2
11'2" x 9'5"
3.39m x 2.88m

Wooden door into bedroom 2, fitted carpet, built in wardrobe, double glazed window to front, radiator.



Bedroom 1
12'1" x 14'
3.66m x 4.26m

Wooden door into bedroom 1, fitted carpet, built in wardrobe, double glazed window to front, radiator.





Garage

11'11" x 16'10"
3.64m x 5.13m

Garage door from the driveway into the garage, pedestrian doors from the entrance vestibule, the kitchen and out to the rear. Window to the rear, looking over the garden. Concrete floor, gas meter, light.



Exterior

The front of the property consists mainly of stones and a brick laid driveway to one side. The rear of the property is made up of stones with steps up to a higher level area with a boundary wall and views over the neighbouring field.

Council Tax - Band D

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.