



8 Woodlands Place, Dumfries, DG2 0LD

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“Well presented link detached bungalow set in a large corner plot in a quiet residential cul-de-sac on the outskirts of Dumfries.”

Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Rear Hall / Utility
- + 2 Double Bedrooms
- + Bathroom

Outside

- + Front, side and rear gardens
- + Driveway

EPC Rating D

Council Tax Band G



LOCATION

8 Woodlands Place is located on a quiet residential cul-de-sac within the popular Newbridge area on the outskirts of Dumfries, in easy driving distance of local shops, amenities and transport links. Nearby Dumfries town centre offers a wide range of amenities commensurate with a town of its size and has a range of primary and secondary schools and leisure opportunities.

DESCRIPTION

Well-presented link detached bungalow set in a large corner plot with driveway and well maintained peaceful gardens. 8 Woodlands Place is located in a quiet cul-de-sac and has flexible and spacious accommodation with neutral decor throughout. The property offers a spacious lounge and dining room, 2 double bedrooms and large kitchen with additional useful utility space. There is double glazing and gas central heating throughout with a gas fire in the lounge. Externally the property offers large secluded gardens to the front, side and rear with large patio, feature pond and a driveway with parking for two cars.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Vestibule

Fully glazed wooden external door with glazed side panel; door to dining room; wood effect cladding to ceiling; carpet; step up to glazed wooden door into hall.

Hall

Door with glazed obscure side panel into lounge; sliding door to kitchen; doors to bedrooms, bathroom and shelved storage cupboard; hatch access to loft; coving; radiator with wooden cover; heating thermostat; telephone point; fitted carpet.

Lounge

Spacious room with patio doors to rear leading to garden; feature fireplace with stone effect surround and hearth; coal effect gas fire; wall lights; coving; radiator with shelf above; telephone point; Television connection point; fitted carpet.

Kitchen

Range of light wood effect wall and floor mounted units with complimenting worktops with tiled splashbacks; sink with drainer and mixer tap; large window overlooking rear garden; Parkinson Cowan freestanding cooker with concealed extractor fan; Zanussi fridge; Beko freezer; Siemens integrated dishwasher; large airing cupboard with water tank; heating control point; wooden shelf display unit; tiling to floor; door to rear utility area with step down.

Rear Hall/ Utility area

Fully glazed UPVC external door to rear garden; cupboard housing British Gas 330 boiler and Carbon Monoxide alarm; AEG 6000 series Washing machine; Hotpoint Aquarius tumble dryer; cupboard housing electricity meters and fusebox; door to dining room with step up.

Dining Room

Bright dual aspect room featuring windows to front and rear with vertical blinds; coving; radiator with shelf above; doors to vestibule and utility area; fitted carpet.

Bedroom 1

Window to front with vertical blind; large built in wardrobes with shelving, hanging space and vanity unit with mirror and drawers below; unit surrounding bed with display shelves, spotlights and bedside cabinets; telephone point; radiator with shelf above; fitted carpet.

Bedroom 2

Window to front with vertical blind; built in wardrobe featuring sliding mirrored doors, shelving and hanging space; radiator with shelf above; fitted carpet.

Bathroom

Obscure window to side; suite of W.C., wash hand basin, bath and Triton shower cubicle with glass sliding door and fitted seat; towel rail; storage cupboard; wooden shelf; mirror; tiling to walls, parquet effect flooring.

OUTSIDE

Front and Side Gardens

Large corner plot with front and side gardens mostly laid to lawn with mature shrubs and trees; gas box and meter; monoblock paved path leading to rear garden.

Rear garden

Well-maintained and secluded rear garden featuring a monoblock paved patio with steps from doors to lounge; sun awning; feature sandstone pond area (currently unused); large areas laid to lawn with shrubs and trees offering privacy; 2 sheds; outside tap; outside light; external power point.

Driveway

Block paved driveway with parking for 2 cars; outside light.

VIEWING

By appointment with the Selling Agents on 01556 504038.

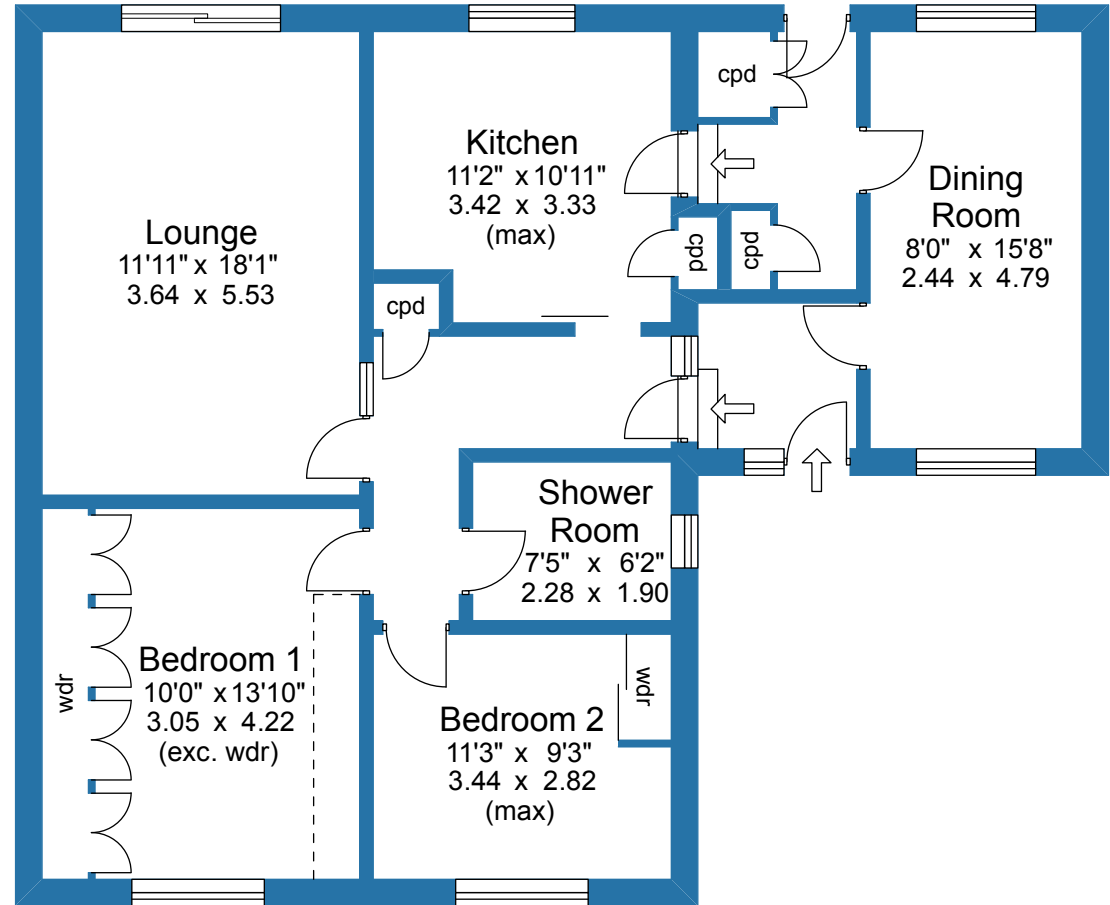
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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