



21 Hazelrigg Avenue, Dumfries, DG2 7LB

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“Detached bungalow situated within a good-sized plot on a quiet residential cul-de-sac located in a desirable area of Dumfries.”

Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge
- + Kitchen
- + Conservatory
- + 2 Bedrooms
- + Bathroom

Outside

- + Front and rear gardens
- + Driveway
- + Garage

EPC Rating D

Council Tax Band D



LOCATION

The property is located in a quiet cul-de-sac within a popular residential area towards the edge of Dumfries with easy access to local amenities including supermarkets, healthcare facilities and leisure amenities including the local Rugby Club. There are regular public transport links to Dumfries town centre a short distance away, which offers a wide selection of shops, cafes and leisure activities commensurate with a town of its size. The surrounding area offers easy access to beautiful countryside and coastline and a variety of sporting and country pursuits including sailing, horse riding, mountain biking, fishing, golf and fine coastal and woodland walks.

DESCRIPTION

Detached 2 bedroom bungalow with conservatory, large gardens to front and rear, garage and driveway with parking for several cars. The property benefits from good sized light-filled rooms with a conservatory to the rear, and has UPVC double glazing and gas central heating throughout with an electric coal effect fire in the lounge. From the front garden, steps to the front door lead into the vestibule and hall which offers access to the lounge, bedrooms and bathroom. The lounge opens into the kitchen and conservatory with access to the rear garden. Outside the front garden is laid to gravel with mature shrubs and trees while the large rear garden is mainly laid to lawn with fruit trees, potential for a vegetable patch, two sheds and a greenhouse. The property would benefit from refurbishment and upgrading.

Viewing is highly recommended to appreciate the potential of the accommodation on offer.

ACCOMMODATION

Entrance Vestibule

External UPVC door opens into entrance vestibule; electrical fusebox and meters; fitted carpet; wooden glazed door to hall.

Hall

Doors to lounge, bedrooms 1 and 2, bathroom and shelved storage cupboard with open shelving above; hatch access to loft; telephone point; radiator with shelf above; smoke detector; Carbon Monoxide alarm; fitted carpet.

Lounge

Bright good sized room with attractive bay window to front with vertical blinds; window to side with vertical blinds; feature fireplace with electric coal-effect fire, wooden mantle and surround and polished stone effect hearth; coving; radiator; heating control point; fitted carpet; door to kitchen.

Kitchen

Large window to side; range of wood effect wall and floor units with complimenting light stone effect worktops and tiled splashbacks; stainless steel sink, drainer and mixer tap; wood effect storage cupboard with shelving; towel rail; radiator; wood paneling to ceiling; fitted carpet; door to conservatory.

Conservatory

Lovely bright room with windows on two sides with vertical blinds and offering views to the garden; polycarbonate roof; radiator; wooden style laminate flooring; fully glazed UPVC external door with ramp access to the rear garden.

Bedroom 1

Good sized double bedroom with attractive bay window to front with vertical blinds; built in wardrobes with hanging and storage space and sliding doors; coving; radiator; fitted carpet.

Bedroom 2

Double bedroom with window to rear with roller blind offering views to garden; built-in shelved storage cupboard with sliding door; coving; radiator; fitted carpet.

Bathroom

Window to rear with roller blind; suite of W.C., wash-hand basin set in vanity unit and walk-in shower cubicle with Mira electric shower; waterproof panels to walls in shower; tiled splashback; coving; extractor fan; electric towel rail; wall cupboard with mirrored doors; wooden paneling to walls; radiator; linoleum flooring.

OUTSIDE

Gardens

Gated access to front garden mainly laid to gravel for ease of maintenance with mature shrubs and trees; paved driveway to garage to side; steps to front door; gravel path to side; gas box; large level rear garden mainly laid to lawn with fruit trees and potential for vegetable patch; greenhouse; 2 wooden garden sheds; cold frame; paved path to side; outside tap; 2 outside lights.

Garage 2.61 x 4.54m

Paved driveway leads to single garage with concrete floor; up and over door vehicular door; electricity supply; 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 owners reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





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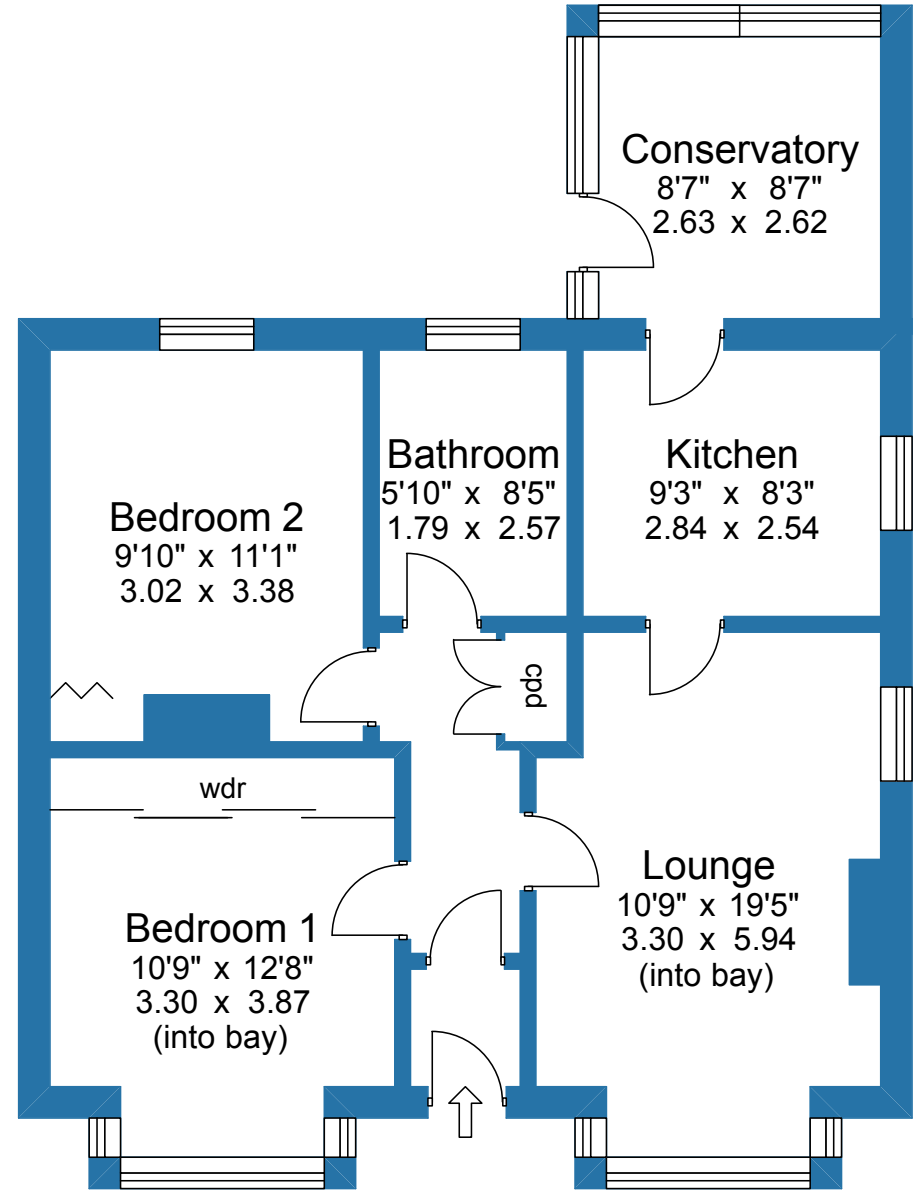


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring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

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