



Jasmine, 26 Victoria Avenue, Dumfries, DG2 9DW

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Guide Price £180,000

Spacious, detached bungalow with multiple reception rooms in a popular residential area.

Accommodation

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Room
- + Kitchen
- + Conservatory
- + 2 Double Bedrooms
- + Box Room
- + Bathroom

External

- + Garden
- + Driveway
- + Garage

EPC Rating F

Council Tax Band E



LOCATION

Jasmine is located within a desirable residential area on the edge of Dumfries, on a road which has traffic calming measures. It is within easy walking distance of the town centre and convenient for a selection of shops, post office, hairdressers, church and garage. Other amenities nearby include Laurieknowe Primary School, Palmerston Arena, The Icebowl, a bowling green and golf course.

DESCRIPTION

This two bedroom, detached bungalow offers spacious accommodation. Jasmine benefits from having multiple reception rooms, as well as UPVC double glazing and a gas fired warm air heating system. Sunny aspect garden grounds, a single garage and driveway complete the accommodation on offer. Jasmine will require some modernisation and the property would suit couples, retired buyers and families alike.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door into entrance vestibule.

Entrance Vestibule

Victorian style tiles on entry. Small cupboard housing electric meter and fuse box. Glazed door into hall.

Hall

2 smoke alarms. Telephone point. Thermostat. Shelved cupboard. Hatch to attic with ladder. Glazed doors to lounge, dining room and kitchen. Doors to bedrooms and bathroom.

Lounge 4m x 3.7m

Window to front and 2 windows to side. Gas fire with tiled hearth and wooden mantelpiece. Television point. 2 wall lights. Smoke alarm.

Dining Room 3.67m x 3.53m

Currently used as a formal dining room, this room could also be used as a third bedroom. Window to rear and 2 windows to side.

Kitchen 3.9m x 2.43m

Window to rear, into conservatory. Range of wall and floor mounted units with tiled splashback and stone effect worktops. Stainless steel sink and drainer. Zanussi electric cooker with cooker hood, Zanussi washing machine and Zanussi under counter fridge freezer. Water heating controls. Smoke/heat alarm. Glazed door to rear, into conservatory.

Conservatory 3.67m x 3.53m

Range of windows to rear and to sides and UPVC double glazed pitched roof with automatic roof blinds. Television point. Wall light. UPVC double glazed door to side, giving access to rear garden.

Bedroom 1 5.53m x 2.91m

Window to rear and window to side. Television point.

Bedroom 2 4m x 3.71m

Window to front.

Box Room 2.48m x 1.94m (at widest)

L-shaped room. Window to rear. Large cupboard housing Johnson and Starley gas fired boiler, which runs the warm air heating system, shelving. Carbon monoxide alarm.

Bathroom 3.06m x 2.8m

Obscure glass window to front. Suite of W.C., wash hand basin with range of built in wooden cabinets, corner bath and large shower cubicle with Triton electric shower and 2 grab rails. Respatex to full height at shower cubicle and tiled splashback at corner bath. Mirrored vanity cabinet. Shelving. Shaving light.

External

The small front garden is laid to gravel and rockeries with shrubs. A double iron gate leads to a driveway to the side of the property with space for several vehicles. Paved path to front door. Outdoor light. The paved path continues to far side of property where an iron gate gives access to the rear garden.

The rear garden is laid to a mixture of gravel and patio for ease of maintenance. Flower beds, shrubs and bushes. Washing lines. Wooden shed. Outdoor light. Wooden bin store. Gas meter.

Garage 6.1m x 3.13m

Single concrete built garage with up and over door. UPVC double glazed window to side. Power and light. Shelving. Wooden door to side.

Please Note

All blinds, curtains, carpets, light fittings and white goods are included in the sale.

VIEWING

To view this property please contact the selling agents during business hours (Monday to Friday 9am to 1pm and 2pm to 5pm) on 01556 611 247.

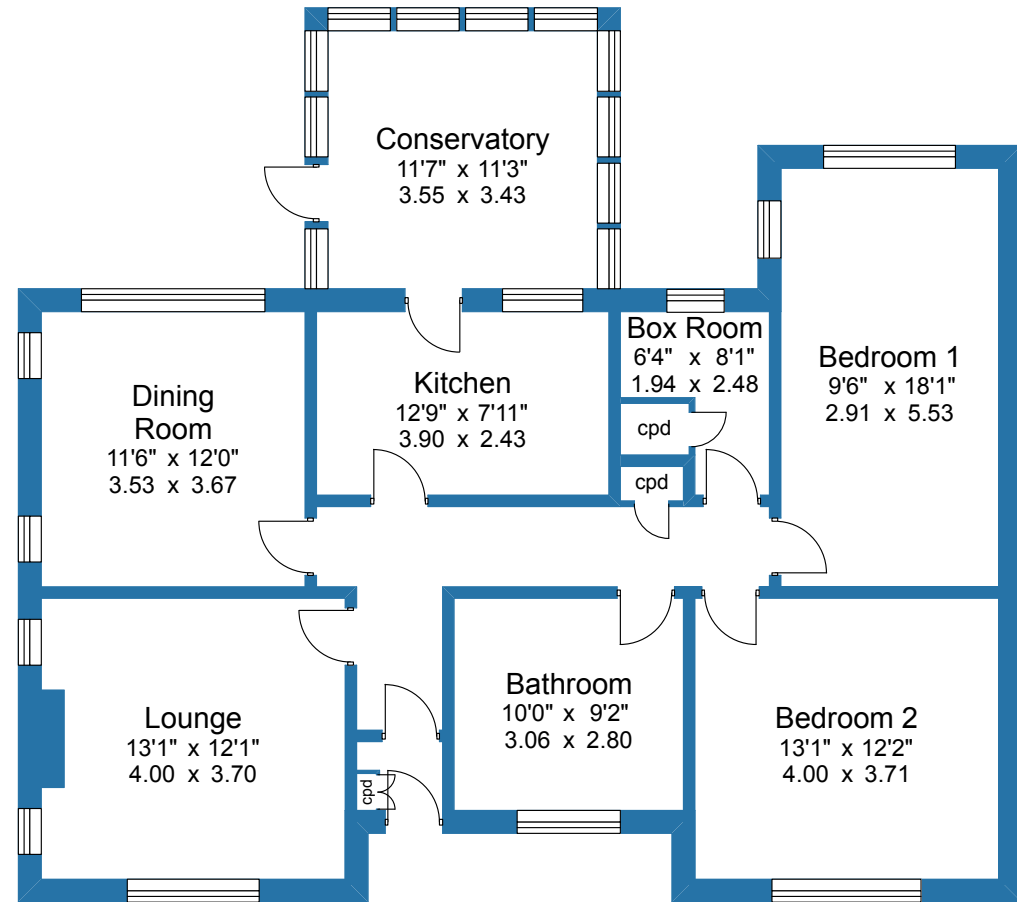
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

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 may not be bound to accept the highest or indeed any offer.





For illustrative purposes only. Not to scale.



135 King Street
 Castle Douglas
 DG7 1NA
 01556 503744

33 High Street
 Dalbeattie
 DG5 4AD
 01556 611247



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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