



8 Windsor Place, Dumfries, DG2 9BQ

GG&B
PROPERTIES

8 Windsor Place, Dumfries, DG2 9BQ

“Spacious link detached three bedroom house with off street parking in peaceful cul-de-sac located within walking distance of Dumfries Town Centre.”

Ground Floor

- + Entrance Hall
- + Lounge
- + Dining Room
- + Dining Kitchen
- + W.C. Compartment

First Floor

- + 3 Bedrooms
- + Shower Room

Outside

- + Front, Side & Rear Gardens
- + Single Garage

EPC Rating D

Council Tax Band E



LOCATION

The property is located within a peaceful cul-de-sac in a popular residential area of Dumfries, close to many local amenities such as a doctors surgery, school and golf course. Windsor Place is within walking distance to Dumfries Town Centre where a wide plethora of amenities can be found. A regular bus route is also located close by.

DESCRIPTION

Three bedroom link detached house with front, side and rear gardens as well as off street parking. The property enjoys well-proportioned light filled rooms, some of which enjoys views to the distant hills. The property is in need of modernisation, however features a modern fitted shower room. There is UPVC double glazing and gas central heating throughout with an electric fire in the lounge.

The entrance hall gives access to the lounge at the front and dining kitchen to the rear as well as the stairs to the first floor. The dining room, with French Doors to the rear garden, is accessed via the lounge and dining kitchen. A W.C compartment and utility area complete the dining kitchen, which also provides access to the garage. Upstairs there are 3 bedrooms, 2 of which have built in wardrobes, served by a modern fitted shower room.

Outside there are well maintained garden grounds to the front, side and rear as well a driveway.

ACCOMMODATION

Ground Floor

Entrance Hall

Wooden external door with obscure glazed panel above and to side opening into spacious hall. Obscure glazed door with side panel into lounge; obscure glazed door to dining kitchen; door to large under stair cupboard with electricity box, fuse box and coat hooks; stairs to first floor; Openreach connection point; coving; radiator; fitted carpet.

Lounge

Spacious light filled room with large window to the front; electric fire set on polished stone hearth and surround with wooden mantle; obscure

glazed screen with sliding door to dining room; television connection point; Openreach connection point; coving; radiator; fitted carpet.

Dining Room

French doors opening onto rear garden; coving; obscure glazed door to dining kitchen; radiator; fitted carpet.

Kitchen

Range of wooden fitted wall and floor units with complementing worktops and tiled splash backs; 1 ½ composite sink, drainer and mixer tap; window to rear garden; breakfast bar area with cupboards beneath; Zanussi freestanding oven and concealed extractor hood; integrated under counter fridge and freezer; Worcester boiler; wooden pulley clothes dryer; phone connection point; utility area with Belfast sink, LG washing machine, window to rear and ½ tiled walls; door to W.C. compartment; door to garage; two radiators; tile effect linoleum.

WC

Suite of W.C. with concealed cistern and wash hand basin; obscure window to rear; tiled walls; composite ceiling panels with spotlights; radiator; tile effect linoleum.

First Floor

First Floor Landing

Stairs to first floor lit by window to front; doors to three bedrooms; shower room and shelved cupboard with shower pump; hatch to attic; smoke alarm; radiator; fitted carpet.

Bedroom 1

Double bedroom with large window to front; integrated wardrobe with shelving and hanging space and sliding door; television connection point; wall mounted mirror; fitted carpet.

Bedroom 2

Double bedroom with window to rear overlooking town to hills beyond; integrated wardrobe with shelving and hanging space with sliding door; range of mirrored wardrobes with shelving and hanging space; fitted carpet.

Bedroom 3

Single bedroom to front of the house; window to side with views over town to hills beyond; fitted carpet.

Shower Room

Modern fitted suite of wash hand basin and W.C. in vanity unit with cupboard and triton corner shower cubicle with glass sliding doors and waterproof wall panels; obscure window to side; tiles to walls; composite ceiling panels with spotlights; radiator; tile effect linoleum.

OUTSIDE

Front Garden

Gated monoblock driveway leads to single garage and front door; area to front laid to lawn with flower borders; outside light. Monoblock path continues from side to rear passing area laid to lawn with gravel borders; gas box.

Rear Garden

Paved patio area from French doors; paved path to rear garage door; rear garden laid largely to lawn with flower and shrub borders; washing line; wooden garden shed; outside tap.

Garage

Single car garage with up and over garage door; pedestrian door to rear garden; door to kitchen; concrete floor.

VIEWING

By appointment with Selling Agents on 01556 504038.

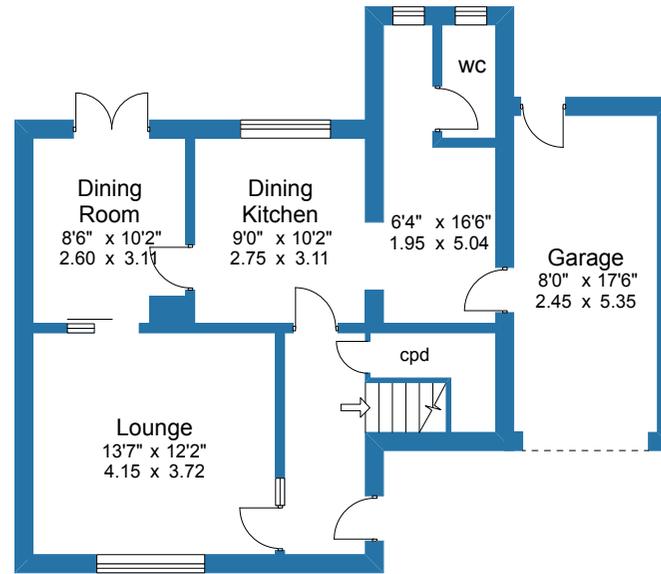
HOME REPORT

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

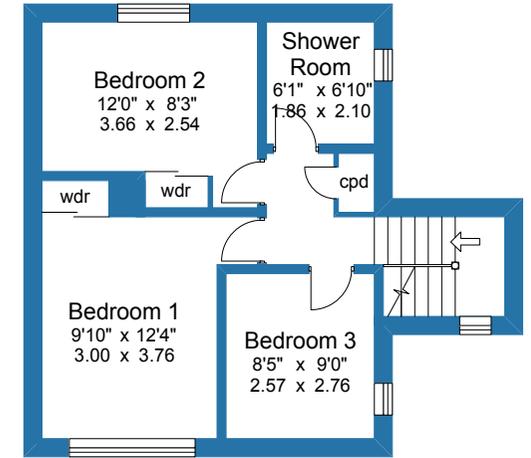
OFFERS

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





Ground Floor



First Floor

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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