



ADDRESS:-

**FAIRWAYS, 44 DALBEATTIE ROAD, DUMFRIES,
DG2 7PL**

SUMMARY:-

Impressive spacious two bedroom bungalow in elevated position with garden to front and spectacular back drop to the rear with lovely views over golf course to countryside and hills beyond. The property retains many high quality original features while in need of some modernisation and has the potential to be developed further.

ACCOMMODATION:-

Comprises Living Room, Dining Room, Conservatory, Kitchen, Cloak Room/WC, Two Bedrooms, Bathroom, Utility Room, Garage, Cellar and Gardens.

VIEWING:-

By arrangement with Selling Agents.

PRICE:-

OFFERS IN THE REGION OF £245,000

**Fairways, 44 Dalbeattie Road,
Dumfries**

Hardwood front door with glass panels leading into **Entrance Vestibule** with original wooden panelling to walls and original tiled floor. Double electric socket. Inner door with glass panels and matching side panels into lovely open **Hallway**.

HALLWAY



Original natural wood panelling to walls with candle effect wall lights. Two central heating radiators and two double electric sockets.

CLOAK ROOM/WC

5'7" x 6'6"
(1.73m x 2.01m)

Traditional Armitage Shanks WC and wash hand basin. Wood panelling to walls. Small PVC double-glazed window with display sill.

LIVING ROOM

17'7" x 17'1"
(5.39m x 5.21m)



Large PVC double-glazed bay window with open outlook over farmland to front with wood window panelling. Gas fire in tiled fireplace. Telephone socket and three double electric sockets. Central heating radiator.

Door leading to inner hallway with double electric socket. Smoke alarm and doors to two generous bedrooms and bathroom.

BEDROOM ONE

15'6" x 15'9"

(4.75m x 4.84m)



Picture PVC double-glazed window with display sill and spectacular views over golf course and countryside and hills beyond. Telephone socket and three double electric sockets. Doors to walk in wardrobe/storage area. Tiled fireplace with electric bar.

BEDROOM TWO

14'9" x 15'10"

(4.54m x 4.83m)



PVC double-glazed window with display sill and spectacular views over golf course and countryside and hills beyond. Two built in wardrobes one with hanging rail and other with shelving. Open fireplace. Three double electric sockets.

BATHROOM



Original bathroom with stylish green and black wall panels, traditional deep bath, Armitage shanks WC and wash hand basin and separate shower cubicle with Mira electric shower. Central heating radiator. Stainless steel towel rail. Large inset ceiling lights over bath.

DINING ROOM

16' x 17'6"

(4.87m x 5.36m)





Large PVC double-glazed bay window with wide display sill. Original window panelling below with built in window seat. Original built in display cabinets on either side of open fireplace. Two doors giving access to main hallway and second inner hallway which leads to Kitchen and Conservatory.

A second Hallway from main Hallway leads to Kitchen, Conservatory, Utility Room and Door that leads down to Garage.

CONSERVATORY

9'8" x 12'
(2.98m x 3.65m)



Polycarbonate roofing. PVC double-glazed windows on two sides. Central heating radiator. Three double electric sockets. PVC double-glazed door to roof top terrace above garage.

KITCHEN

15'10" x 10'11"
(4.83m x 3.32m)



Original 1950's English Rose fitted kitchen with stainless steel worksurfaces. This kitchen was top of the range when fitted and while tired could be renovated to its original glory. Stainless steel sink with single drainer. Five double and one single electric sockets. PVC double-glazed window with display sill and open outlook over the golf course.

UTILITY ROOM

10'9" x 7'8"
(3.32m x 2.37m)

Belfast sink. Floor units. PVC double-glazed window to side. Plumbed for automatic washing machine. Two sockets. Built in broom cupboard.

STUDY

9'10" x 10'10"
(3.00m x 3.30m)

PVC double-glazed windows to rear with open outlook over the golf course and further one to side with display sill. Two double electric sockets.

From the second inner hallway a door leads to stair with PVC double-glazed window down into Cellar and Garage area.

GARAGE

Up and over door. Power and light.

CELLAR AREA

Two storage rooms and door to side leading to Garden.

ATTIC SPACE

Door from main hall leads into area with wooden staircase that leads up to attic area. This huge roof area spans the length of the house has power and light. It is currently used for storage but has potential to be developed further.

OUTSIDE



Beautiful large raised garden to front with grass area, flower and shrub borders and mature trees. Steps lead up to front door. Driveway to garage on lower level and gate through to side of property which leads to rear path area.

HOME REPORT

Available by contacting Selling Agents

NOTES:-

1. COUNCIL TAX BAND-F
2. DATE OF ENTRY-By arrangement
3. VIEWING-By arrangement with Selling Agents
4. HEATING-Gas Central Heating
5. SERVICES-Mains Gas, Electricity, Water and Drainage.
6. ITEMS INCLUDED-All floor coverings.
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7. Fax. 01461 205995. e-mail. mlandk@mlandk.co.uk. Web. www.mlandk.co.uk. Although believed to be correct they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to the basic facts before submitting an Offer.