

3 Gilloch Crescent

DUMFRIES, DG1 4DW



Excellent two-bed detached bungalow, spacious contemporary styling, garage with large driveway, incredible loft development opportunity



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We are delighted to introduce to the market, this stylish and very impressive two-bedroom detached Bungalow. This is a superb and very adaptable home which provides substantial accommodation and living space for any couple or family. Beautifully nestled in a popular family-friendly area that's known for its neighbourly spirit, the property is offered to the market in absolutely immaculate condition and benefits from a fantastic loft space, which subject to planning could offer incredible living space for a family room, along with bedrooms and an ensuite if required.

THE LOUNGE



The accommodation consists of a welcoming vestibule, leading to a spacious and nicely presented hallway. The spacious lounge is a relaxing place to sit at the end of a long day, and the large windows and log burner ensure a bright and warm environment to sit in.

THE KITCHEN/DINER



Entering the kitchen/diner the kitchen is striking and it's clear to see it has been very well designed with both style and functionality as the prerequisite requirements. It features a gas hob, electric oven, and integrated dishwasher, with ample space for a freestanding washing machine and fridge freezer. This beautiful hub of the family home benefits from ample space for a dining table, offering the perfect place to enjoy a meal with family and friends.





The cool and contemporary shower room is a real 'wow', with a very fresh and bright layout consisting of a large standalone shower enclosure with a mains shower, bowl sink, and a towel radiator. There are two good-sized bedrooms in this lovely home, both with plenty of room for freestanding furniture and built-in wardrobes or sliding wardrobes.

Storage cupboard space is in abundance, and the home is kept warm, comfortable and secure via the double glazing and gas central heating.

THE SHOWER ROOM



BEDROOM 1

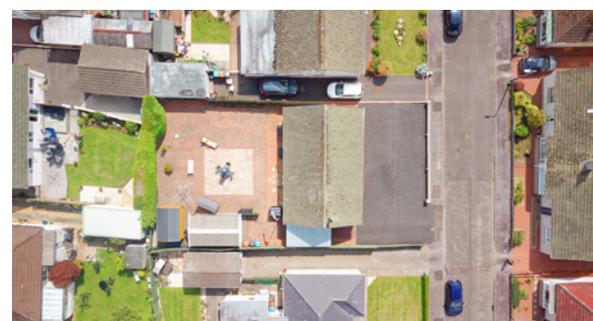


BEDROOM 2

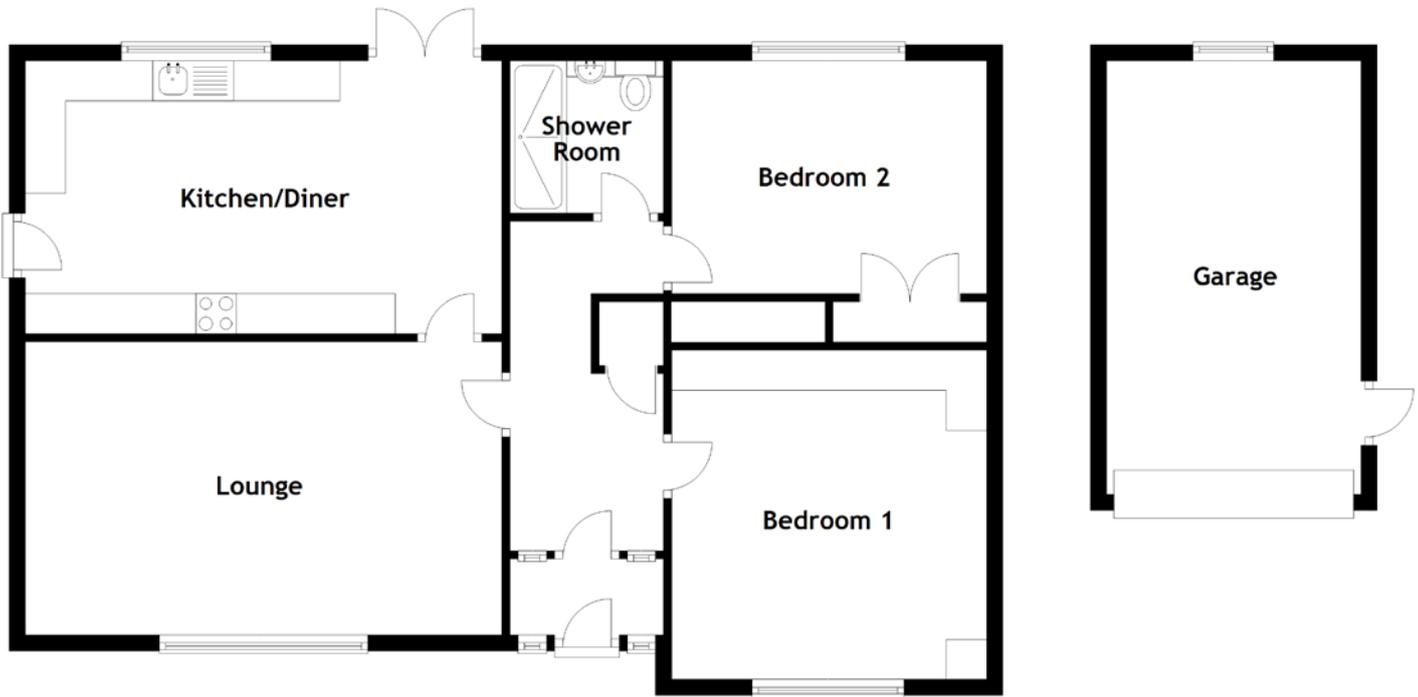


The low-maintenance gardens are both pet and child-friendly, with a large sun-patio area, which makes a perfect spot to relax on sunnier days. There's a handy car-port along with a concrete garage and the outdoor space is complemented by an extensive driveway offering off-street parking in abundance. Some properties tick all the boxes, and this is certainly one of them, early viewing is advised for any couple or family looking for a perfect place to call home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

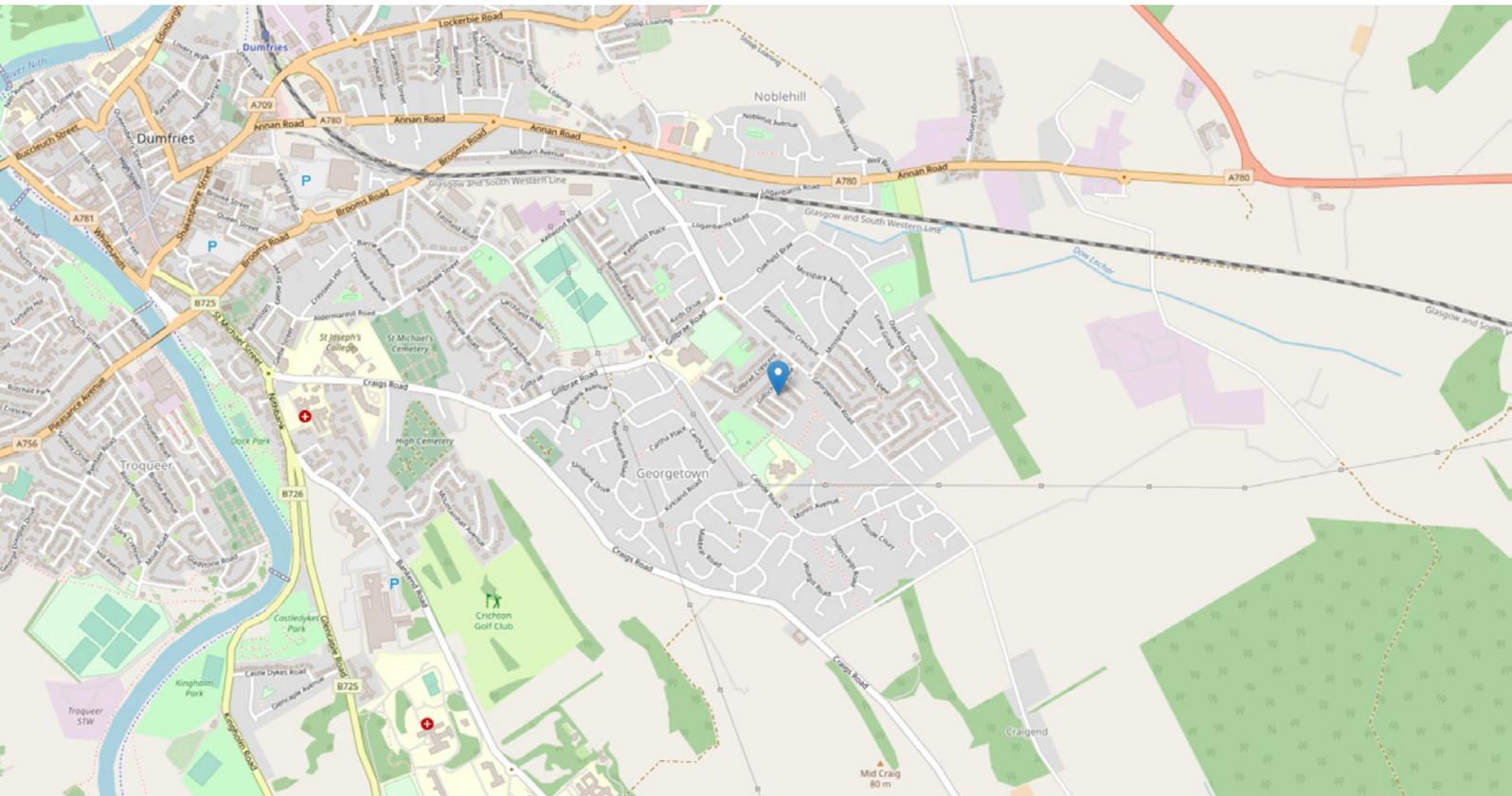
Lounge	5.90m (19'4") x 3.65m (12')
Kitchen/Diner	5.90m (19'4") x 3.40m (11'2")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Shower Room	1.90m (6'3") x 1.90m (6'3")

Garage

5.40m (17'9") x 3.15m (10'4")

Gross internal floor area (m²): 87m²
EPC Rating: D

Extras: The fridge/freezer and the garden shed may be available by separate negotiation.



THE LOCATION

Dumfries is located within the South-West of Scotland and is only some 30 miles from England. The county is renowned for encapsulating the essence of the quintessential British outdoors. The market town of Dumfries is home to a variety of respected educational institutions, such as The University of the West of Scotland.





Exceeding expectations when it comes to recreational pursuits, there are a plethora of sports clubs and leisure centres located throughout. Nature devotees may enjoy the popular Fountainbleau Ladypark nature reserve. For those who appreciate history, Robert Burns' House, Drumlanrig Castle and Dumfries Museum may be impelling options.

Dumfries also houses a number of supermarkets, retail outlets and a shopping centre. Residents have the choice of a number of doctors' surgeries and the newly-built Dumfries and Galloway Royal Infirmary is easily accessible.

For those looking to travel by rail, Dumfries Railway Station is located on the outskirts of the town centre.



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