

# **Brazenall & Orr**

## ***Solicitors & Notaries***

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**22 Kellwood Place, Dumfries,  
DG1 4HJ**

**Offers over £180,000**

**EPC – D**

Detached Bungalow with low maintenance garden ground situated conveniently for local amenities including primary and secondary schools, library, GP surgery and pharmacy. Accommodation consists of: Entrance Vestibule, Hallway, Lounge, Dining Kitchen, 2 double bedrooms, 1 single bedroom, shower room. Detached garage. Gas central heating and double glazing.

**Accommodation comprises:**

**Entrance Vestibule** From main door, wood laminate flooring, ceiling light fitting, glass door through to hallway.

**Hallway** Wood laminate flooring, central heating radiator, power point, two pendant light fittings, fitted interlinked mains connected smoke alarm, thermostat/temperature control for central heating, 2 x storage cupboards;

- Cupboard 1 with radiator and shelving (airing cupboard);
- Cupboard 2 with shelving, electricity meter, fire alarm control switches and immersion heater switch for hot water.

access hatch to partially floored loft (boiler and pressurised indirect hot water cylinder in loft).

**Lounge** **5.3m x 3.7m or thereby.** Door from hallway. Windows to front and side, curtain rail, vertical blinds, ceiling light fitting, carpet, gas fireplace with marble effect surround, TV point, power points, fitted interlink mains connected smoke alarm, central heating radiator. Glass door to Dining Kitchen.



## Dining Kitchen

**5.3m x 4m or thereby**, Door from hallway. Windows to side and rear. Rear window with roller blind, side window with curtain rail and vertical blinds, slate tiled floor, central heating radiators, LED downlighters, fitted interlink mains connected heat detector, mixture of floor and wall kitchen units, downlighters below wall cupboards, power points, customised polished granite worktops, integrated induction hob with extractor fan hood, co-ordinated coloured wall tiles behind cooker, sink with mixer tap and draining board, integrated washing machine, dishwasher, microwave/grill/oven, oven fridge, TV point, telephone point, floor to ceiling cupboards and mid height cupboard. Control unit for central heating and hot water in cupboard.



Shower Room

**2m x 2.5m or thereby.** Door from hallway. Window to rear, shower cubicle, Grohe mains shower, W.C., sink with mirrored wall cupboard above, extractor fan, LED downlighters wall radiator, wood laminate flooring.



Bedroom 1

**3.6m x 2.7m or thereby.** Door from hallway. Window to rear with roller blind and curtain rail, wood laminate flooring, pendant light fighting, central heating radiator, power points, 2 x double fitted wooden door storage cupboards and shelving.



Bedroom 2

**5.2m x 2.8m or thereby.** Door from hallway. Window to front with curtain rail, carpet, ceiling light fitting, central heating radiator, power points, TV point, telephone point, bedside wall light with light control by bed side, fitted wardrobes and cupboards, 2 x fitted wooden door storage cupboards.



Bedroom 3

**3.8m x 2.3m or thereby.** Door from hallway. Window to front with curtain rail carpet, central heating radiator, power points with telephone point, built in floor to ceiling wardrobes with cupboards above, ceiling light fitting.



Detached Garage

**5.1m x 3.3m or thereby.** Electric remote roller door, power points, internal strip lighting, tumble drier vented to outside included, fitted shelving and open fronted units, window to rear.



Outside

Low maintenance garden and surrounds all covered with granite chips, two separate mono block paved parking spaces, external lighting, raised flower beds included, rotary clothes drier, mono block paths and patio, outside cold water tap and 2 x washing line poles. Decorative granite boulders not included.



**Viewing** Strictly by appointment by contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries, Tel: (01387) 255695.

**Offers** Offers over £180,000.00

**Note:** 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.

**Home Report** A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.

**EPC** Energy Performance Rating - D

**Note:** These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.