

# **Brazenall & Orr**

## ***Solicitors & Notaries***

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**74 CAULSTRAN ROAD, DUMFRIES  
DG2 9FL**

**OFFERS OVER £195,000**

**EPC – C**

## **74 CAULSTRAN ROAD, DUMFRIES, DG2 9FL**

Modern detached family home situated in the popular Barnhill Development approximately 1.5 miles from Dumfries Town Centre. The property is presented in immaculate, walk-in condition having been fully re-decorated and re-carpeted throughout. The well-appointed accommodation comprises: Entrance Hall, Lounge, Kitchen/Diner, Utility Room and Cloakroom/WC on the ground floor with Four Bedrooms (two with en-suite Shower Rooms) and Family Bathroom on the first floor. The property benefits from gas central heating and double glazing throughout. Easily maintained enclosed garden to the rear with views over the surrounding countryside, comprising patio areas, raised decked area and small grassed area. Single garage and off road parking to the front. Viewing highly recommended. Early entry available.

### **Accommodation comprises:**

#### **Entrance Hall**

Karndean flooring. Central heating radiator. Two ceiling light fittings. Understairs cupboard.

#### **Lounge**

**5.51m x 3.40m (18'1" x 11'2") or thereby.** Glazed door from Hall. Double glazed window to the front with wooden Venetian blinds. Fitted carpet. Two ceiling light fittings. Central heating radiator. Smoke detector. Electric on modern hearth with wooden surround.



#### **Kitchen/Diner**

**6.40m x 3.05m (21'0" x 10'0") or thereby.** Fitted base, wall and drawer units. Integrated double oven and gas hob. 'Chimney' style extractor. Dishwasher. Stainless steel sink with 1½ bowls and mixer tap. Window to the rear. Sliding patio door leading to:-



**Conservatory/Sun Room**

**3.81m x 3.35m (12'6" x 11'0") or thereby.** Views over the rear garden to the open countryside beyond. Tiled floor. Double doors leading to rear garden.



**Utility Room**

Stainless steel sink with single drainer. Wall mounted eye level cupboards. Coat hooks. Door to Cloakroom. Door to rear garden.

**Cloakroom**

White WC and wash basin. Patterned double glazed window to the side. Ceiling light. Central heating radiator.

**Carpeted stairs from hall leading to:**

**Landing**

Fitted carpet. Built-in shelved cupboard. Ceiling light. Smoke alarm. Central heating radiator. Access to loft space.

**Master Bedroom**

**4.88m x 3.35m (16'0" x 11'0") or thereby.** Double glazed window to the front with wooden Venetian blinds. Fitted carpet. Built-in wardrobe with shelf and hanging rail. Ceiling light fitting. Central heating radiator.



**En-suite Shower Room**

Large fully tiled shower cubicle, wash hand basin and WC. Vinyl floor covering. Patterned window to the front.



**Bedroom 2**

**3.66m x 2.74m (12'0" x 9'0") or thereby.** Double glazed window to the front. Fitted carpet. Built-in storage cupboard. Ceiling light fitting. Central heating radiator.



**En-suite Shower Room**

Patterned double glazed window to the side. Fully tiled shower cubicle, wash hand basin and WC. Extractor. Ceiling light fitting. Central heating radiator. Vinyl floor covering.



**Bedroom 3**

**3.96m x 3.35m (13'0" x 11'0") or thereby.** Fitted carpet. Double glazed window to the rear with vertical blinds. Central heating radiator. Ceiling light fitting.





**Bedroom 4**

**2.74m x 2.26m (9'0" x 7'5") or thereby.** Fitted carpet. Double glazed window to the rear with vertical blinds. Ceiling light fitting. Central heating radiator.

**Bathroom**

Window to the rear. Three piece white suite comprising bath with shower over, pedestal wash hand basin and WC. Folding shower screen. Tiling round bath area. Ceiling light. Central heating radiator. Vinyl floor covering.



**Outside**

Tarred driveway leading to single garage with up and over door. Off street parking. Gate at side leading to enclosed rear garden. Paved patio area and raised decked area. Rotary clothes drier. Outside tap. Garden shed.



**Viewing** Strictly by appointment by contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries. Tel: (01387) 255695.

**Offers** Offers Over £195,000 are invited.

**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 C

**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 has 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.