



***Lhanbryd,
33 New Abbey Road,
Dumfries,
DG2 7NB***

EPC = E

- **Detached family bungalow situated in quiet residential area close to all local amenities**
- **2/3 Bedrooms and 2/3 Public Rooms**
- **The property benefits from double glazing and gas central heating**
- **Easily maintained garden with off-road parking for several vehicles**
- **Offers in the region of £220,000**

A B & A MATTHEWS
Solicitors & Estate Agents

PROPERTY OFFICE

38-40 Albert Street • Newton Stewart DG8 6EF

Tel: (01671) 404100 • Fax: (01671) 401443

www.abamattthews.com

BANK OF SCOTLAND BUILDINGS

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THE OLD BANK

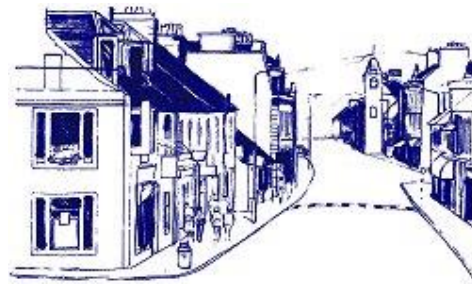
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Tel: (01387) 257300 • Fax: (01387) 257333

and as **HUNTER & MURRAY**

25 Lewis Street • Stranraer DG9 7LA

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LHANBRYD, 33 NEW ABBEY ROAD, DUMFRIES

Detached bungalow situated in quiet residential area, close to all local amenities. The property benefits from 2/3 bedrooms, 2/3 public rooms, double glazing and gas-fired central heating. There is an easily maintained garden with off-road parking for several vehicles.

Accommodation comprises: - Entrance Porch. Hall. Lounge. Sitting Room/Bedroom 3. Bathroom. 2 Bedrooms. Sun Room.

ACCOMMODATION

Entrance Porch

1.46m x 1.30m

UPVC glazed entrance door.

Hall

T-shaped hall. Built-in storage cupboard. Hatch to attic with Ramsey loft ladder.

Lounge

5.28m x 3.80m

West facing bay window. Feature marble fireplace with inset coal effect gas fire. Radiator.

Sitting Room/Bedroom 3

4.90m x 3.66m

West facing window. Alcove with storage cupboard below. Baxi gas fire with back boiler. Radiator.



Kitchen/Dining Area

5.66m x 2.40m

South facing window. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Space for slot in cooker and microwave. Space and plumbing for washing machine. Integrated fridge. Door giving access to sunroom and rear garden.



Bedroom 1**4.32m x 2.82m**

East facing window. Radiator.

**Bedroom 2****3.05m x 2.72m**

East facing window. Radiator.

Bathroom**2.50m x 1.90m**

Partially tiled and partial wet wall panelling, fitted with a white suite comprising WC, wash-hand basin, bath, and shower tray with electric shower.

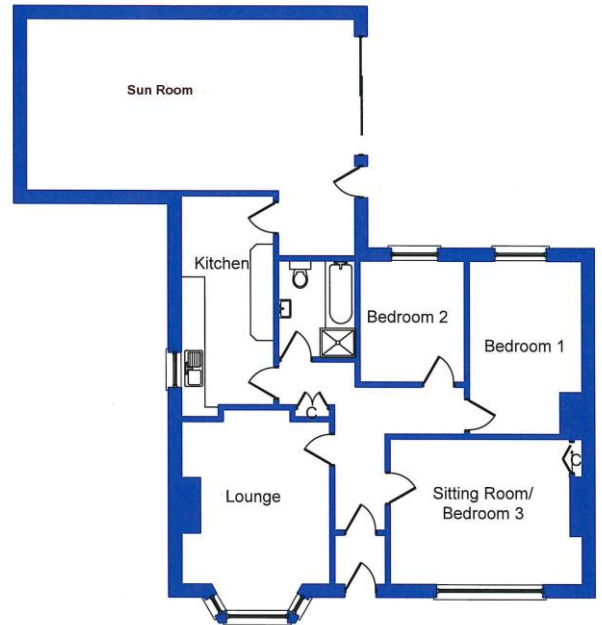
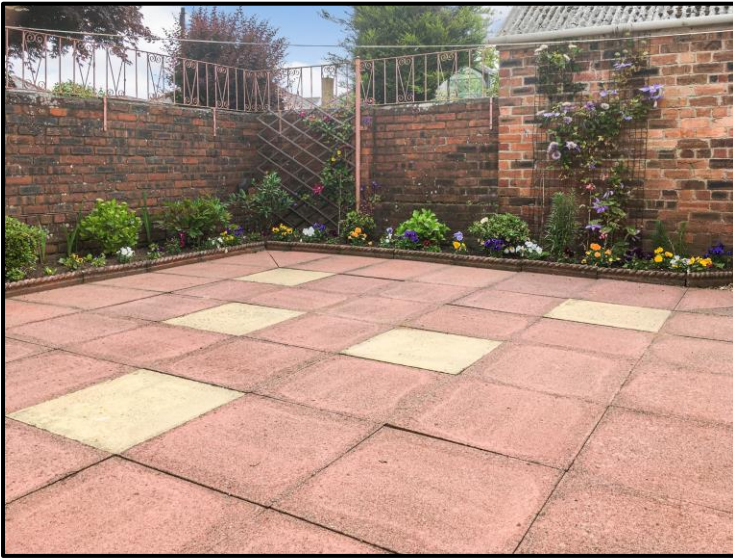
Sun Room**8.20m x 4.50m**

Spacious family room with polycarbonate roof and sliding patio doors giving access to garden ground.



Garden

A monoblock driveway gives access to the property and provides ample off-road parking for several vehicles. The remainder of the garden is paved with a variety of flowering borders.



Sketch plan for illustrative purposes only

SERVICES

Mains supplies of water, gas and electricity. The property is connected to the mains drainage system. Gas central heating. EPC = E.

COUNCIL TAX

This property is in Band E.

VIEWING

Strictly by arrangements with the Selling Agents on 01671 404100.

OFFERS

Offers in the region of £220,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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The Consumer Protection From Unfair Trading Regulations 2008

While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.