



**5 Dalgonar Road,  
Dunscore,  
Dumfries,  
DG2 0SU**

EPC = G

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*  
**PROPERTY OFFICE**

38-40 Albert Street • Newton Stewart DG8 6EF  
Tel: (01671) 404100 • Fax: (01671) 401443  
[www.abamatthews.com](http://www.abamatthews.com)

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BANK OF SCOTLAND BUILDINGS  
Newton Stewart • DG8 6EG  
Tel: (01671) 404100 • Fax: (01671) 404140

THE OLD BANK  
Buccleuch Street Bridge • Dumfries DG2 7TJ  
Tel: (01387) 257300 • Fax: (01387) 257333

*and as* HUNTER & MURRAY  
25 Lewis Street • Stranraer DG9 7LA  
Tel: (01776) 702581 • Fax: (01776) 702524

- **Detached bungalow situated some 10 miles from Dumfries**
- **2 Bedrooms**
- **The property benefits from double glazing**
- **Easily maintained garden with off road parking for several vehicles**
- **Offers in the region of £75,000**



## 5 DALGONAR ROAD, DUNSCORE

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Detached two bedroom bungalow situated some 10 miles from Dumfries where you will find all local amenities. The property benefits from double glazing and there is an easily maintained garden with off-road parking for several vehicles.

Accommodation comprises:- Hall. Lounge. Kitchen. 2 Bedrooms. Cloakroom. Shower Room.

### **ACCOMMODATION**

#### **Hall**

UPVC glazed entrance door. Built-in cupboard housing electric meter. Built-in linen cupboard. Built-in cupboard housing water tank. Pine flooring.

#### **Lounge**

**4.56m x 3.08m**

East and north facing windows. Inset electric stove. Pine flooring.



#### **Kitchen**

**2.73m x 2.10m**

West and north facing windows. Fitted with a range of wall and floor units, ample worktops, tiled splashbacks and inset stainless steel drainer sink. Integrated appliances include electric hob with electric oven below and extractor fan above. Space and plumbing for washing machine. UPVC glazed door giving access to garden.



**Bedroom 1****3.56m x 3.08m**

West facing window. Built-in shelved and hanging cupboard. Pine flooring.

**Bedroom 2****3.58m x 3.08m**

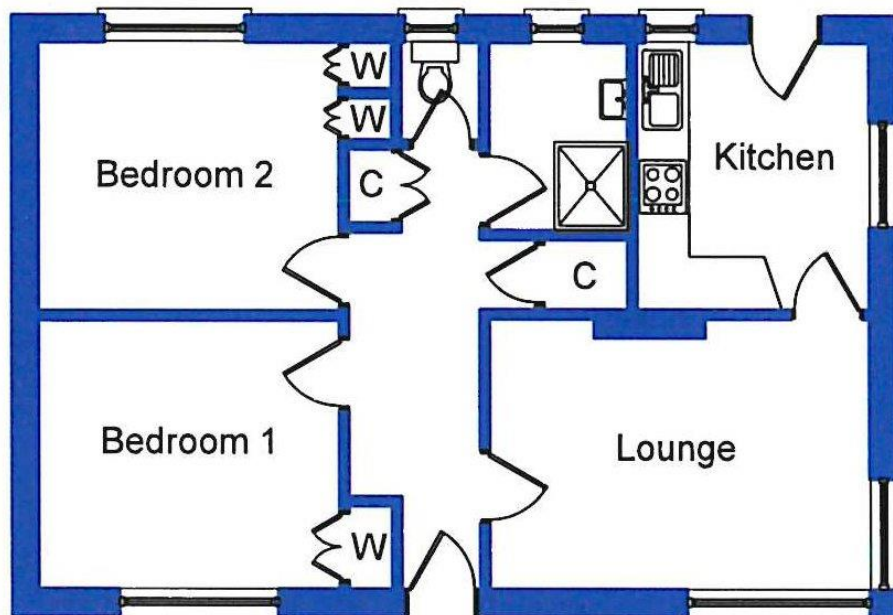
West facing window with views onto open farmland. Built-in shelved and hanging cupboard. Pine flooring.

**Cloakroom****1.40m x 0.85m**

Fully tiled and fitted with white WC.

**Shower Room****2.16m x 1.67m**

Fully wet wall panelling and fitted with a white suite comprising WC, wash-hand basin and shower cubicle with mains shower.



Sketch plan for illustrative purposes only

## **Garden**

The rear of the garden is mainly laid to lawn. The front is gravelled to provide off-road parking for several vehicles.

## **OUTBUILDING**

Garden Shed



## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system.  
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## **COUNCIL TAX**

This property is in Band A.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £75,000 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

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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.