



***Whinnie Brae,
9 Steele Avenue
Lochfoot,
Dumfries,
DG2 8NP***

EPC = D

A B & A MATTHEWS
Solicitors & Estate Agents
PROPERTY OFFICE

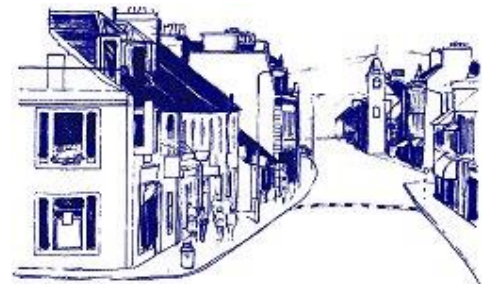
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BANK OF SCOTLAND BUILDINGS
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- **Superior detached bungalow situated rural village approximately 5 miles from Dumfries**
- **4 bedrooms**
- **Built circa 1990 the property has been maintained to a high standard with double glazing and gas central heating throughout**
- **Large easily maintained garden with garage and off-road parking for several vehicles**
- **Offers in the region of £270,000**



WHINNIE BRAE, 9 STEELE AVENUE, LOCHFOOT

Spacious four-bedroom detached family bungalow, situated in quiet residential area close to local primary school and a short walk from local amenities. The property is some 5 miles from the market town of Dumfries and enjoys an open outlook over surrounding farmland. The property has been maintained to a very high standard, benefiting from double glazing and gas central heating. This well-proportioned family home is in walk-in condition throughout and has an easily maintained garden with garage and off-road parking.

Accommodation is on one level and comprises: - Entrance Porch. Hall. Lounge. Kitchen. Dining Room. Utility Room. Bathroom. 4 Bedrooms (One with en-suite Shower Room). Garage.

ACCOMMODATION

Entrance Porch

2.22m x 2.02m

Glazed composite entrance door with glazed side panels. South facing window. Radiator.

Hall

Three large storage cupboards with oak doors. Laminate flooring.

Lounge

5.30m x 4.50m

Large south facing window looking onto front garden. Brick effect recessed fireplace with floating oak beam mantelpiece and multi fuel stove. Radiator.



Kitchen

3.27m x 2.70m

Open plan kitchen and dining area. Two windows to the north overlooking the rear garden. Fitted with a good range of floor and wall units, ample worktops, tiled splashbacks and inset 1 ½ bowl composite drainer sink. Integrated appliances include fridge freezer, dish washer, range with five burner gas hobs with double oven and grill and chimney style extractor fan above.



Dining Room**5.00m x 2.62m**

French doors opening out into rear garden. Radiator.

Utility Room**2.62m x 1.64m**

Fitted with a good range of floor and wall units, ample worksurfaces, tiled splashbacks and inset stainless steel drainer sink. Overhead pulley. System boiler.

Bathroom**3.35m x 2.08m**

L shaped room fitted with a range of bathroom furniture and worktops including back to wall WC, countertop wash hand basin and corner bath. Ladder style heated towel rail.

Bedroom 1**7.00m X 3.30m.**

Including en-suite fitted shower room and dressing room. North facing window overlooking rear garden and open farmland. Double fitted wardrobes. Radiator.

**Bedroom 2****4.11m x 2.7m**

South facing window overlooking front garden Double fitted wardrobes, one with shelved storage. Radiator.

**Bedroom 3****3.00m x 2.80m**

South facing window overlooking front garden. Double fitted wardrobes. Radiator.

Bedroom 4/Office**3.30m x 2.26m**

Currently used as an office with window to the north. Radiator.



Floorplans are indicative only - not to scale
Produced by Plushplans

OUTBUILDINGS

Garage

Up and over door. Power and electricity laid on.

Garden

A tarred driveway gives access to the garage and provides off road parking for several vehicles. The remainder of the garden is laid to lawn and artificial grass for ease of maintenance. Block built garden shed with UPVC door and window.

SERVICES

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

COUNCIL TAX

This property is in Band E.

VIEWING

By arrangement with Selling Agents on 01671 404100.

OFFERS

Offers in the region of £270,000 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.