gmt&co
G M Thomson & Co
CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries
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George Douglas Drive, Dumfries, Dumfries And Galloway, DG2 7ER

£260,000

- Detached Bungalow
- Desirable location
- Within walking distance of amenities
- 3 Double bedrooms
- Off street parking for 2/3 cars
- Garage
- Tiered garden to the rear

Ref: PRA10939

Viewing Instructions: Strictly By Appointment Only

General Description

A delightful 3 bedroomed bungalow located in a highly sought after area of town situated in a quiet residential street. This well presented bungalow offers a large light filled living/dining room with patio doors opening onto the paved rear garden, Kitchen, Bathroom, 3 bedrooms, one with en-suite. Garage and driveway.

Accommodation

Entrance Vestibule

UPVC door with decorative opaque window and opaque side panels leads to the Entrance Vestibule with fitted carpet, central heating radiator, pendant light fitting and a glazed 15 pane door and side panel gives access to the Hallway.

Hallway

L-shaped Hallway with doors off to all rooms. Fitted carpet, good sized shelved storage cupboard,central heating radiator, telephone point, central heating thermostat, 2 sockets, smoke alarm, hatch to attic.

Living Room with Dining Area (29' 8" x 14' 5" Max) or (9.04m x 4.39m Max)

Beautiful, spacious and bright room benefitting from large Bay window to the front and sliding patio doors to the rear, fitted carpet, 3 central heating radiators, TV aerial point, 4 double and 1 single sockets, 2 ceiling lights with 3 bulb lamp shade, smoke alarm. Door from Hallway and Kitchen.

Kitchen (12' 1" x 10' 0") or (3.69m x 3.04m)

Doors lead from both the living room and hall into the Kitchen with a range of floor and wall mounted units, integrated oven and gas hob with Whirlpool extractor fan above, 1 1/2 stainless steel sink and drainer, strip light, central heating radiator, heat detector, carbon monoxide alarm, vinyl flooring, 4 double and 3 single sockets. Window overlooking rear garden with window blind. UPVC door to rear garden.

Bedroom 1 (11' 9" x 10' 9") or (3.58m x 3.28m)

Good sized room with en-suite shower, double fitted wardrobe with hanging rail and shelving, fitted carpet, pendant light fitting, central heating radiator, 2 double and 1 single sockets, telephone point, TV aerial point. Window overlooking front garden.

En Suite

Fully tiled room incorporating shower cubicle with concertina shower door, Mira Electric shower, W.C. and wash-hand basin, shaver light, extractor fan, fixed light fitting,vinyl flooring.

Bedroom 2 (10' 9" x 9' 11") or (3.28m x 3.03m)

With window overlooking the rear garden this room benefits from double fitted wardrobe with hanging rail and shelving, fitting carpet, central heating radiator, pendant light fitting, 2 double sockets.

Bedroom 3 (11' 8" x 7' 6") or (3.56m x 2.29m)

Bright room with window overlooking the front garden, double fitted wardrobe with hanging rail and shelving, fitted carpet, central heating radiator, pendant light fitting, 2 double sockets.

Bathroom (9' 11" x 7' 5" Max) or (3.01m x 2.26m Max)

Fully tiled the bathroom with cream coloured suite consisting of Bath with Mira electric shower above, shower screen, W.C. and wash-hand basin, central heating radiator, fixed ceiling light, shaver light, vinyl flooring.

Front Garden

The garden to the front is laid mainly to gravel and established shrubs. The monoblock paved driveway leads to the garage. Wrought iron gates either side of the house lead to the rear garden.

Rear Garden

The terraced garden to the rear is private with a paved patio running the length of the house and from here steps lead up to the terraced garden area laid to gravel and beyond this there are a variety of mature shrubs and trees.

Garage

Attached single garage with up and over door and single door to rear garden, concrete floor, central heating radiator.

Disclaimer

These particulars were prepared on the 21st of September 2026 and have been carefully compiled and are believed to be correct. Photographs were taken on 11th of September 2026. Any error or submission however shall not annul the sale nor in any event give grounds for action of Law. Where dimensions are shown, these are approximate only.

Anti money laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once the offer has been accepted, the prospective purchaser(s) / occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Plans

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Purchaser(s) will have deemed to have satisfied themselves as to the extent of the property.

Offers

Offers for the property as a whole or part if appropriate, should be submitted in Scottish Legal Form to GM Thomson & company, 35 Buccleuch street, Dumfries DG1 2AB. Those parties wishing to be informed of a closing date for offers should notify the Selling Agents of their interest as soon as possible to ensure they are contacted. The Vendors and Sole Selling agents do however reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and the Selling Agents do however reserve the right to sell privately without seeking any closing date and do not bind themselves to accept the highest or any offer. The successful purchaser will be asked to provide proof of identity to the selling agents for which photographic Driving Licence and utility bill or bank statement showing home address would be sufficient.

Closing Date

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the Selling Agents via a solicitor so that they may be informed should a closing date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a closing date.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:74

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

Directions

Travelling from G M Thomson Office, Buccleuch Street, Dumfries head south-west on Buccleuch Street and turn left at the traffic lights onto White Sands. Continue along White Sands towards Dockhead. At the 2nd set of traffic lights, turn right onto St Michaels Bridge. Follow the road to the top of the hill and at the traffic lights turn left, then turn right onto Ryedale Road. Follow the road right down and turn right into George Douglas Drive. No 40 is on the right hand side.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.