



G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

Dumfries

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36 Georgetown Road
Dumfries
Dumfries And Galloway
DG1 4BL

£160,000



- Two bedroom detached bungalow
- Private garden with greenhouse and storage shed
- Garage with development potential
- Gas central heating
- Ideally located a short distance from Dumfries town centre
- Off street parking
- South facing garden
- Excellent transport links



Ref: PRA10895

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Viewing Instructions: Strictly By Appointment Only



Regulated by RICS

OFFICES AT DUMFRIES AND NEWTON STEWART

PARTNERS:

SJ ALLEN BSc MRICS JAW McMILLAN BSc MRICS



General Description

Nestled in the heart of the sought after area, Georgetown Road, this delightful 2-bedroom detached bungalow offers huge potential, with scope to adapt and expand the property to suit your needs. Ideal for downsizers, first-time buyers, or those seeking single level living, the property boasts a spacious layout, off street parking within a residential setting.

Outside, enjoy low maintenance front and rear gardens, a private driveway, and a garage providing secure parking and additional storage, Located within walking distance of local shops, schools and public transport links.

Dumfries town centre, only a short walk from the property, is the home to DG1 leisure complex, a fantastic Museum with Camera Obscura, a thriving high street full of well known and independent shops. The River Nith runs through the town centre, attracting an array of wildlife from ducks to Otters and Wild Salmon. A number of historic sites related to the World famous Poet Robert Burns are spread throughout the town, he was known to frequent the Globe Inn, a local well established public house in Dumfries town centre.

Accommodation



Entrance Hall (14' 6" Max x 5' 5" Max) or (4.41m Max x 1.64m Max)

Carpeted floor illuminated by one pendant light. Radiator, one electric socket and Thermostat. Two cupboards offer plenty of storage and loft hatch into the attic. Huge potential to develop the loft subject to relevant planning permissions being obtained.



Living Room (14' 10" x 16' 2") or (4.53m x 4.92m)

A generously sized living room offering a warm and inviting atmosphere overlooking the front garden. The room is well-lit by four wall mounted lights and one ceiling mounted pendant light. The space benefits from excellent natural light via a large single glazed window. The room features an electric fireplace as the focal point and also benefits from a radiator with valve. Finished with carpet.



Dining Room (8' 0" x 10' 0") or (2.44m x 3.05m)

Ideally located between the living room and kitchen, ideal for family gatherings. The space features one pendant light, a single glazed window overlooking the back garden and a radiator. The room is carpeted.



Kitchen (8' 0" x 13' 6") or (2.44m x 4.12m)

The kitchen offers a practical layout, fitted with timber wall and base units and a stainless steel sink. Cooking is served by an electric cooker and hob. A timber framed single glazed window brings in natural light, complemented by a pendant light. The room has a linoleum floor.



Bedroom 1 (10' 3" x 10' 6") or (3.12m x 3.20m)

Situated just off the entrance hallway, the comfortable bedroom includes a pendant light complimented by a timber single glazed window over looking the back garden. The room has a radiator. The room also benefits from a closet providing additional storage and is fitted with a carpet.



Bedroom 2 (10' 4" x 11' 0") or (3.14m x 3.35m)

Bedroom 2 is situated off the entrance hallway. The room is illuminated with one pendant light, brightened by a single glazed timber window over looking the front garden. The room is equipped with a radiator. The room benefits from a built in closet, providing excellent storage options and is carpeted.



Bathroom (6' 0" x 8' 0") or (1.83m x 2.45m)

The bathroom includes a fully fitted 3 piece suite with a blue wash hand basin, toilet and bath. The room is illuminated with a pendant light and a frosted single glazed timber framed window. The room benefits from a radiator and towel rail. The room has laminated flooring.



Porch (4' 8" x 6' 8") or (1.41m x 2.02m)

Located off the kitchen the porch has a pendant light and is complemented by large double glazed UPVC windows letting in plenty of natural light. The is a double glazed UPVC door leading to the back garden. The room benefits from a radiator and has a linoleum floor covering.



Garage (16' 1" x 9' 5") or (4.91m x 2.87m)

Single garage attached to the house providing ample storage space and development potential subject to relevant planning permissions. The garage is accessed through the front sliding garage door, it benefits from a pendant light, water tap and shelving.



Garden

The garden is split into a front garden and back garden joined by a passage next to the garage. The back garden, well established shrubs and mostly laid to lawn to appreciate the south facing aspect. The garden offers great potential with a greenhouse and storage shed.

Disclaimer

These particulars were prepared on the 12th August 2025 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give grounds for action at 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 an offer has been accepted, the prospective purchasers(s)/occupiers(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

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.

Plans

The plans attached to the 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 in part if appropriate, should be submitted in Scottish Legal form to G M 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 reserve the right to alter or divide the property or withdraw or exclude any of the property at any time. The Vendors and Sole Selling Agents do however reserve the right to sell privately without setting any closing date and do not bind themselves to accept the highest offer. The successful purchaser will be asked to provide proof of identity to

the Selling Agents for which a photographic Driving Licence and utility bill or bank statement showing the home address would be sufficient.

Services

Mains electricity, mains water, mains gas

Tenure

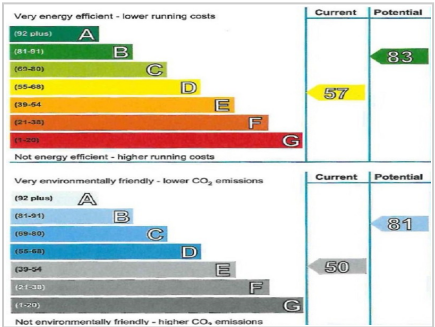
We are informed that the tenure is Freehold

Council Tax

Band E


Directions

Head north-east on Buccleuch St/A780 towards Irish St, follow the A780 turning right at light in front of Dumfries Academy. Continue to follow the A780 as it joins English Street taking a right at the St Marys Greyfriars Church over the railway staying on the A780 crossing two roundabouts. At the third roundabout take the second exit onto Georgetown Road. The property is on your right some 90 meters past the bridge over the railway.



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <div>EU Directive 2002/91/EC</div> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.