



Tides Reach , New Abbey, Dumfries **Offers Over £325,000**







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Detached Bungalow
For full EPC please contact the branch

Property Description

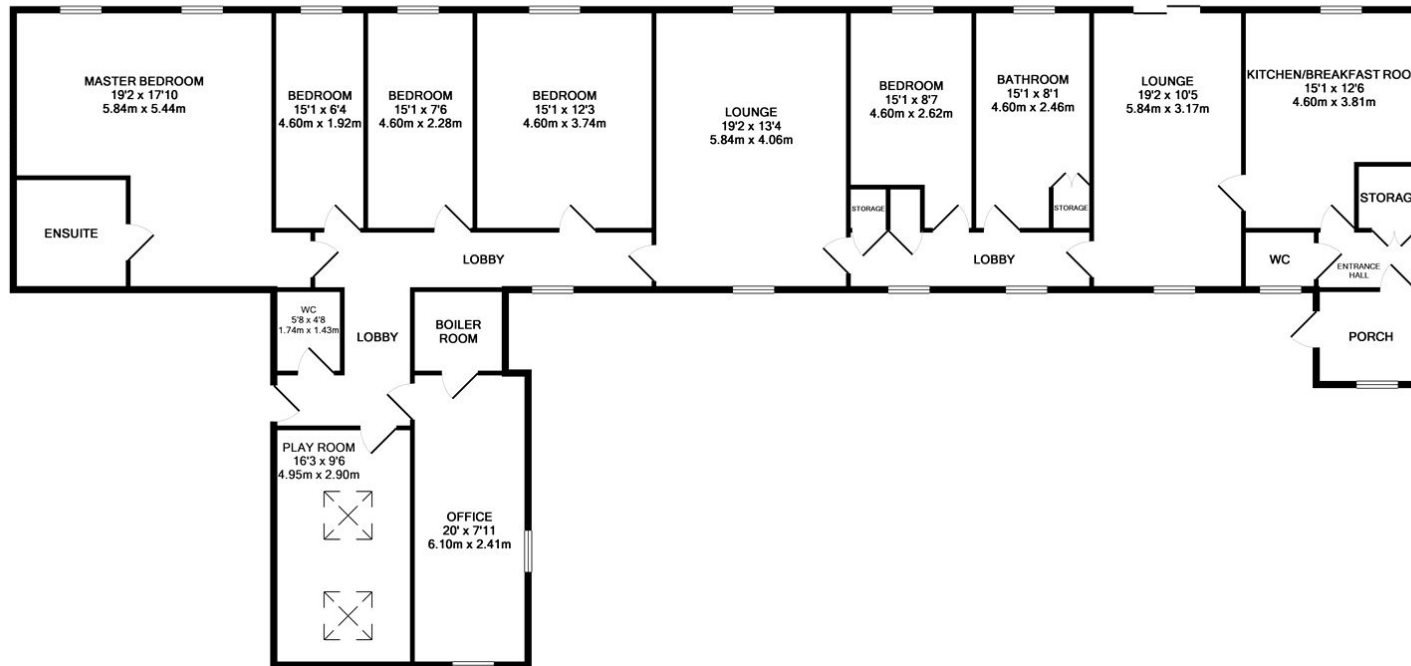
Delighted to welcome to the market this large, detached bungalow. Tucked away in the most private of locations you have a stunning home with further development potential. This spacious family home comprises a large kitchen/breakfast room, five bedrooms (master en-suite bathroom/WC), two public rooms, large play room, study, family bathroom/WC and two cloakroom/WC's. Externally there are enclosed gardens around with open views to the rear. There is an attached boat house that previously had planning consent granted. There is off street parking to the front of the property for up to 4 cars. This property can be used in many different ways and to appreciate the size, condition, location and potential, internal viewing is highly recommended. EPC Rating = Band D.

Our View

A fantastic family home is being offered to the market. This property is set on a spectacular plot and provides space and privacy. To appreciate the home on offer, internal viewing is strongly recommended.

Location

Set on the outskirts of New Abbey Village and Dumfries town centre, this home provides access to all local amenities, schooling for all age groups and there are leisure facilities. The property offers panoramic views across the Wetlands to the villages of Glancaple and Glencaple. This is all protected under the R.S.P.B. This is a very popular area for walking and for tourists with access to Mable Forest Park, Sweet Heart Abbey as well as the local coastline.



TOTAL APPROX. FLOOR AREA 2342 SQ.FT. (217.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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