

BEDROOM 3

2.4m x 2.9m (7'10" x 9'6") Or thereby. Door off Lower Hall. Double glazed window. Vertical louvred blind. Curtain rail. Curtains. Radiator. Pendant light and shade.



BATHROOM

Door off Lower Hall. Double glazed window. Bath, wash-hand basin and w.c. Ceiling light. Vinyl flooring. Radiator.

OUTSIDE

Garden area.
Rotary drier.
Light.
Outhouse.



VIEWING

Telephone (01387) 710687 or 0791 222 8883 for appointment.

We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



21 BURNTSCARTH GREEN
LOCHARBRIGGS
DUMFRIES
DG1 1UN

HOUSE - SEMI-DETACHED 3 BEDROOMS

Offers Around £80,000

EPC = D

Family sized split-level SEMI DETACHED HOUSE only about 3 miles from the town centre. Local amenities in area include primary school, bus service, social club etc. Gas central heating. Double glazing. HALLS; LOUNGE; KITCHEN; STAIRWAY TO LOWER HALL; 3 BEDROOMS; BATHROOM. Garden area. Outhouse. EPC=D

HALL

UPVC front door and side screens. Double glazed window. Net curtain. Laminate flooring.



STAIRWAY

From Hall with fitted carpet to:

UPPER FLOOR LANDING

Laminate flooring. Wall light. Smoke alarm. Power point. High level window.

LOUNGE

3.6m x 5.5m (11'10" x 18'1") Or thereby. Glazed panelled door off Landing. Two double glazed windows. Vertical louvred blinds. Curtain poles. Curtains. Radiator. Laminate flooring. Gas fire in wood and marble effect surround. Power points. Wall lights. Cupboard housing wall mounted boiler.



KITCHEN

3.6m x 3.9m (11'10" x 12'10") Or thereby excluding Entrance Area. Door off Landing. Double glazed window. Roller blind. Fluorescent light. Range of fitted floor and wall units including worktops. Stainless steel sink and drainer with mixer tap. Ceramic hob. Built-in oven. Plumbing for automatic washing machine. Radiator. Partially tiled walls. Vinyl flooring. Power points. Walk in pantry with light, power and shelving.



STAIRWAY

From Hall down to Lower Hall. Laminate flooring. Power point. Smoke alarm. Ceiling light. Understairs cupboard housing electricity meter.



BEDROOM 1

3.1m x 3.5m (10'2" x 11'6") Or thereby. Door off Lower Hall. Double glazed window. Vertical louvred blind. Curtain pole. Curtains. Fitted carpet. Power points. Pendant light and shade. Radiator.



BEDROOM 2

3.1m x 3.6m (10'2" x 11'10") Or thereby. Door off Lower Hall. Double glazed window. Vertical louvred blind. Curtain pole. Curtains. Fitted carpet. Radiator. Power points. Pendant light and shade. Built-in cupboard with shelf.

