

BEDROOM 3
4.6m x 5.4m (15'1" x 17'9") Or thereby. Door off Landing. Double glazed window. Curtain pole. Roller blinds. Pendant light with shade. Fitted carpet. Radiator. Power points. Wash-hand basin in vanity unit. Television point. Eaves storage including central heating boiler.



BEDROOM 4
5.4m x 4.6m (17'9" x 15'1") Or thereby. Door off Landing. Double glazed window. Curtain pole. Radiator. Fitted carpet. Pendant light with shade. Power points. Television point. Built-in cupboard with access to eaves storage.



BOXROOM
2.2m x 3.2m (7'3" x 10'6") Or thereby. Door off Landing. Fitted carpet. Power points. Pendant light with shade. Skylight window. Access to eaves storage.



GARAGE
Door off Utility Room. Windows. Light and power. Up-and-over door.

OUTSIDE
Gardens around property including parking/turning area extend to approximately ½ acre. Lighting. Tap. Shed.



VIEWING
By arrangement with THE SELLING AGENTS



SANDYKNOWE
LOCKERBIE ROAD
DUMFRIES
DG1 3PG

HOUSE - DETACHED 4 BEDROOMS

Offers Around £205,000

EPC = D

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.

Spacious DETACHED HOUSE occupying generous site in semi rural location only about 3½ miles from Dumfries town centre. Gas central heating. Double glazing. VESTIBULE; HALLS; LOUNGE; DINING ROOM; KITCHEN; TOILET; BATHROOM; 4 BEDROOMS (2 on ground floor); STAIRWAY & LANDING; BOXROOM; UTILITY ROOM/STORE. GARAGE. Gardens around property including parking/turning area extend to approximately ½ acre. EPC=D

VESTIBULE

2.2m x 1.9m (7'3" x 6'3") Or thereby. Front door with glazed side screens. Fitted carpet. Coved ceiling. Ceiling light fitting.

HALL

2.2m x 6.1m (7'3" x 20'0") Or thereby. Door off Vestibule. Wooden floor. Radiator. Power points. Two ceiling light fittings. Smoke alarm. Central heating thermostatic control. Coved ceiling. Understairs storage area.



LOUNGE

4.6m x 3.6m (15'1" x 11'10") Or thereby excluding bay area. Door off Hall. Double glazed bay window with partially stained glass panels. Curtain rail. Curtains. Roller blinds. Fitted carpet. Radiator. Ceiling light fitting. Power points. Coved ceiling. Solid fuel fire in feature surround. Television point. Telephone point. Double glazed door to garden.



DINING ROOM

4.6m x 3.7m (15'1" x 12'2") Or thereby excluding bay area. Partially glazed door off Hall. Two double glazed windows, one which is bay and has partially stained glass panels. Curtain rail. Curtains. Fitted carpet. Ceiling light fitting. Power points. Coved ceiling. Solid fuel fire in feature surround. Radiator.



KITCHEN

4.6m x 3.3m (15'1" x 10'10") Or thereby. Archway off Dining Room. Range of fitted units and work tops including island unit housing built-in gas hob and oven. Belfast sink with mixer tap. Double glazed window. Smoke alarm. Radiator. Triple spot light fitting. Power points. Coved ceiling. Tiled floor. Partially tiled walls.



REAR HALL

1.0m x 1.7m (3'3" x 5'7") Or thereby. Glazed door off Kitchen. Tiled floor. Pendant light. Electricity meter. Central heating programmer.

TOILET

1.7m x 1.9m (5'7" x 6'3") Or thereby. Door off Rear Hall. Double glazed window. Tiled floor. Pendant light. Radiator. Wash-hand basin and w.c. Shelved airing cupboard.

UTILITY ROOM

2.4m x 5.9m (7'10" x 19'4") Or thereby. Door off Rear Hall. Spot light fitting. Power points. Tiled floor. Double glazed window. Belfast sink. Two doors to garden. STORE - Off Utility Room. Two strip lights. Double glazed windows. Door to garden.



BEDROOM 1

2.8m x 4.6m (9'2" x 15'1") Or thereby. Door off Hall. Double glazed window. Curtain pole. Curtains. Fitted carpet. Pendant light. Radiator. Power points. Telephone point.



BEDROOM 2

3.6m x 4.5m (11'10" x 14'9") Or thereby. Door off Hall. Two double glazed windows. Curtain pole. Fitted carpet. Radiator. Power points. Pendant light with shade. Wash-hand basin in vanity unit.



BATHROOM

1.8m x 3.0m (5'11" x 9'10") Or thereby. Door off Hall. Shower enclosure with electric shower. Wash-hand basin and w.c. Bath. Radiator. Double glazed window. Tiled splash-back. Tiled floor. Wood panelled ceiling. Downlighters.



STAIRWAY

With fitted carpet, double glazed window, curtain pole, curtains, from Hall to:

LANDING

Fitted carpet. Power points. Pendant light with shade. Smoke alarm. Access hatch.