



VIEW FROM BALCONY

**BATHROOM**

2.0m x 2.9m (6'7" x 9'6") Or thereby. Door off Landing. Double glazed Velux window to front. Tiled floor. Wash-hand basin. W.C. Bath with overbath shower. Shower rail and curtain. Partially tiled walls. Ceiling light. Base unit storage with worktop.



**OUTSIDE**

Small area to front.  
Gardens to side and rear including Patio Area.  
Car parking space to side.  
Cold water tap.



BRIAR DEAN  
LOCHFOOT  
DUMFRIES  
DG2 8NR

HOUSE - END TERRACE

Offers Around £200,000

EPC = C

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.



Well presented family sized END TERRACED HOUSE enjoying lovely semi rural location within village community which has a Primary School. About 5 miles from Dumfries and amenities and also the new Dumfries & Galloway Royal Infirmary. Gas central heating. Double glazing. HALLS; FAMILY ROOM; KITCHEN DINER; LOUNGE; 2 BATHROOMS; STAIRWAY & LANDING; 4 BEDROOMS (1 downstairs). Enjoying uninterrupted views from rear garden overlooking Lochrutton Loch. EPC=C

### HALL

1.5m x 5.3m (4'11" x 17'5") Or thereby. UPVC half glazed door. Laminate flooring. Radiator. Pendant light. Cupboard housing electricity meter. Smoke alarm. Power point. Understairs cupboard with light and coat hooks.



### FAMILY ROOM

4.2m x 3.7m (13'9" x 12'2") Or thereby. Door off Hall. Double glazed window to Front. Laminate flooring. Pendant light. Radiator. Power points. Feature stone fireplace with raised hearth housing solid fuel burner.



### KITCHEN DINER

5.9m x 3.0m (19'4" x 9'10") Or thereby. Door off Family Room. Range of fitted wall and floor units with worktops. Ceramic hob. Built-in double oven and microwave oven. Brushed aluminium cooker hood. Illuminated kickspace. Laminate flooring. Power points. Track spot light fitting. Radiator. Television aerial point. Double glazed French doors and window to rear. Door to Inner Hall.



### INNER HALL

1.0m x 2.4m (3'3" x 7'10") Or thereby. Door off Hall. Laminate flooring. Ceiling light.

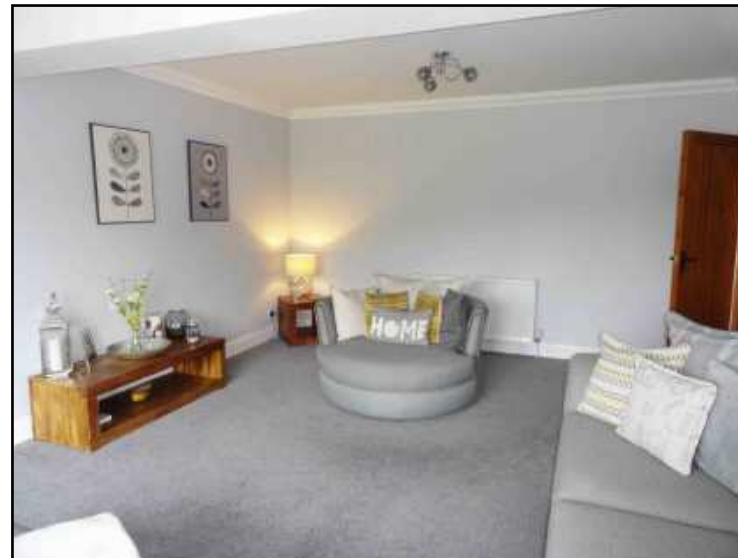
### BATHROOM

2.9m x 3.4m (9'6" x 11'2") Or thereby. Door off Inner Hall. Double glazed window to rear. Track spot light fitting. Wash-hand basin. W.C. Bath with overbath shower. Shower rail and curtain. Radiator. Tiled floor. Chrome ladder style radiator. Cupboards, one housing wall mounted 'Worcester' central heating boiler. Partially tiled walls.



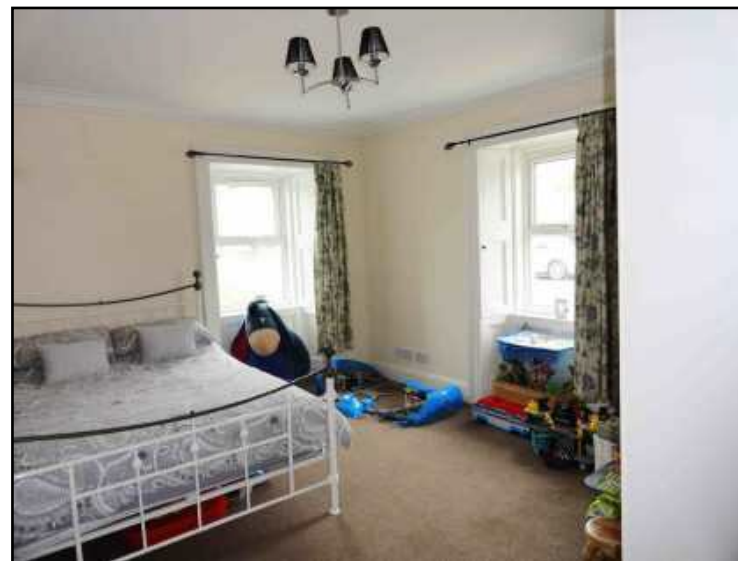
### LOUNGE

4.6m x 5.9m (15'1" x 19'4") Or thereby at widest. Door off Hall. Radiators. Fitted carpet. Power points. Two pendant light fittings. Double glazed french doors and side screens to rear.



### BEDROOM 1

3.7m x 4.3m (12'2" x 14'1") Or thereby. Door off Hall. Two double glazed windows to front and side. Ceiling light. Fitted carpet. Power points. Television aerial point. Radiator.



### STAIRWAY

From Hall. Fitted carpet. High level double glazed window and shelf to:



### LANDING

Track spot light fitting. Power points. Smoke alarm. Fitted carpet.

### BEDROOM 2

5.6m x 3.7m (18'4" x 12'2") Or thereby. Door off Landing. Built-in wardrobes with hanging rail and shelves. Fitted carpet. Power points. Eaves storage. Part coombed ceiling. Pendant light. Radiator. Double glazed French doors and side screens to Balcony.



### BEDROOM 3

3.0m x 4.1m (9'10" x 13'5") Or thereby. Door off Landing. Double glazed window to rear. Radiator. Pendant light. Fitted carpet. Power points. Television aerial point.



### BEDROOM 4

2.5m x 3.4m (8'2" x 11'2") Or thereby. Door off Landing. Double glazed Velux window to front. Eaves storage. Coombed ceiling. Pendant light. Radiator. Fitted carpet. Power points.