

BATHROOM

2.9m x 3.8m (9'6" x 12'6") Or thereby. L-shaped. Door off Top Landing. Double glazed window to side. Roller blind. Bath. W.C. Wash-hand basin in vanity unit with storage. Electric towel heater. Vinyl flooring. Fully tiled walls. Shaver point with light.



OUTSIDE

DOUBLE GARAGE - 5.3m x 5.3m or thereby. Two up-and-over doors. Light and power. Shelving. Two outhouses. Greenhouse. Ample parking. Lights. Cold water tap. Door to cellar. Gardens around property extending (to be advised).



VIEWING

Telephone (01387) 253522 for appointment.



LOCHNAGAR
CRAIGS ROAD
DUMFRIES
DG1 4QR

HOUSE - DETACHED 5 BEDROOMS

Offers Around £310,000

EPC = E

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.

e: info@jhslaw.co.uk

www.
JHS LAW
.co.uk

t: 01387 739 000

Well presented family sized DETACHED HOUSE located in semi rural location on outskirts of town on South East fringe of Dumfries yet only about 3 miles from the centre. Convenient for Mountainhall Treatment Centre and University campus. Electric heating, Double glazing, OPEN PORCH; HALLS; 3 PUBLIC ROOMS; CONSERVATORY; KITCHEN; UTILITY ROOM; STAIRWAYS & LANDINGS; 5 BEDROOMS (2 EN SUITE SHOWER ROOMS); BATHROOM. DOUBLE GARAGE. Greenhouse. Ample parking. Gardens around property. EPC=E

OPEN PORCH

Mat well. Pendant light and shade.

HALL

1.8m x 4.0m (5'11" x 13'1") Glazed door and side screen. Fitted carpet. Power points. Electric storage heater. Smoke alarm. Two pendant lights and shade.

LOUNGE

5.0m x 5.0m (16'5" x 16'5") Or thereby. Door off Hall. Double glazed window to front. Curtain pole. Curtains. Two pendant lights and shades. Power points. Two electric storage heaters. Parquet flooring.



BEDROOM 1 (D'STRS)

2.6m x 4.0m (8'6" x 13'1") Or thereby. Door off Hall. Two double glazed windows to front and side. Roller blind. Curtain rail. Curtains. Pendant light and shade. Fitted carpet. Electric heater.



EN SUITE SHOWER ROOM

1.0m x 2.6m (3'3" x 8'6") Or thereby including shower area. Sliding door off Bedroom. W.C. Wash-hand basin. Tiled shower enclosure with mains shower. Fitted carpet. Ceiling light and shade. Shaver point.

STAIRWAY

From Hall to:

MIDDLE LANDING

Fitted carpet. Power points. Eaves storage. Cupboard with large amount of eaves storage. Smoke alarm. Pendant light and shade.

LIVING ROOM

4.2m x 6.2m (13'9" x 20'4") Or thereby. Glazed door off Middle Landing. Double glazed window to side. Curtain rail. Curtains. Curtain pelmet. Power points. Two electric storage heaters. Two ceiling lights. Stone feature fire surround with L.P. Gas fire on marble effect hearth. Sliding doors to Dining Room.



CONSERVATORY

2.5m x 4.5m (8'2" x 14'9") Or thereby. Glass sliding doors off Living Room. Double glazed windows to front and side. Tiled floor. Wall lights. Door to side.



DINING ROOM

2.9m x 4.4m (9'6" x 14'5") Or thereby. Glazed door and side screen off Middle Landing. Double glazed Patio doors to Rear garden. Curtain rail. Curtains. Curtain pelmet. Ceiling light. Fitted carpet. Power points. Electric storage heater. Serving hatch to Kitchen.



KITCHEN

2.9m x 4.3m (9'6" x 14'1") Or thereby. Door off Middle Landing. Double glazed window to rear. Roller blind. Fitted floor and wall units. 1½ bowl stainless steel sink and drainer with mixer tap. Breakfast bar. Worktops. Partially tiled walls. Fluorescent light. Power points. Vinyl flooring. Plumbing for dishwasher. 'Gourmet classic' electric cooker. Electric storage heater. Built-in shelving.



UTILITY ROOM

2.0m x 2.5m (6'7" x 8'2") Or thereby. Door off Kitchen. Double glazed window. Roller blind. Stainless steel sink and drainer. Wall and floor unit with worktop. Plumbing for automatic washing machine. Power point. Ceiling light and shade. Door to outside.

STAIRWAY

From Middle Landing with fitted carpet to:

TOP LANDING

Fitted carpet. Power points. Electric storage heater. Ceiling light. Shelved cupboard. Access hatch to Loft

BEDROOM 2

3.2m x 5.0m (10'6" x 16'5") Or thereby. Door off Top Landing. Double glazed window to front. Curtain rail. Curtains. Fitted carpet. Electric heater. Power points. Two ceiling lights and shades. Built-in wardrobes with with downlighters.



EN SUITE SHOWER ROOM

1.4m x 2.8m (4'7" x 9'2") Or thereby including shower area. Door off Master Bedroom. Double glazed window to rear. Roller blind. W.C. Wash-hand basin in vanity unit with storage. Shower enclosure with electric shower. Fully shower proof walls. Shaver point. Vinyl flooring.

BEDROOM 3

2.9m x 3.9m (9'6" x 12'10") Or thereby. Door off Top Landing. Double glazed window to front. Curtain rail. Curtains. Electric heater. Fitted carpet. Power points. Pendant light and shade.



BEDROOM 4

3.2m x 3.9m (10'6" x 12'10") Or thereby. Door off Top Landing. Double glazed window to side. Curtain rail. Curtains. Pendant light and shade. Electric heater. Power points. Built-in wardrobe with hanging rail and shelf. Fitted carpet.



BEDROOM 5

2.7m x 2.9m (8'10" x 9'6") Or thereby. Door off Top Landing. Double glazed window to side. Curtain rail. Curtains. Pendant light and shade. Electric heater. Fitted carpet. Power points. Built-in wardrobe with hanging rail and shelf.

