

BEDROOM 3

3.7m x 2.7m (12'2" x 8'10") Or thereby. Door off Landing. Secondary double glazed window to front. Curtain rail. Curtains. Radiator. Fitted carpet. Power points. Pendant light with shade. Shower cubicle with Mira shower.



BATHROOM

2.3m x 1.7m (7'7" x 5'7") Or thereby. Door off Landing. Net curtain. Secondary double glazed window to front. Bath with shower tap fitment. Shower screen, rail and curtain. Wash-hand basin and w.c. Radiator. Vinyl floor covering. Pendant light.



OUTSIDE

Garden to front including drive.
Garden to rear.
Light.

VIEWING

By arrangement with THE SELLING AGENTS



ESTORIL
4 CRESSWELL HILL
DUMFRIES
DG1 2EX

HOUSE - SEMI-DETACHED 3 BEDROOMS

Offers Around £117,000

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.

Sandstone fronted family sized SEMI DETACHED HOUSE in highly popular residential area within a mile of the town centre. Near supermarkets, primary and secondary schools. Gas central heating. Double & secondary glazing. Retaining some original features. VESTIBULE; HALLS; LOUNGE; DINING ROOM; KITCHEN; SUN ROOM; TOILET; STAIRWAY & LANDING; 3 BEDROOMS; BATHROOM. Gardens to front and rear. Driveway. EPC=E

VESTIBULE

1.2m x 1.0m (3'11" x 3'3") Or thereby. Front door. Tiled floor. Pendant light with shade.

HALL

1.2m x 3.2m (3'11" x 10'6") Or thereby. Partially glazed door off Vestibule. Fitted carpet. Power point. Radiator. Pendant light with shade. Telephone point. Understairs cupboard with window to side, light and gas meter.

LOUNGE

3.6m x 4.3m (11'10" x 14'1") Or thereby including bay. Door off Hall. Bay window to front with secondary double glazing. Curtain rail. Curtains. Fitted carpet. Two radiators. Power points. Pendant light with shade. Feature fireplace.



DINING ROOM

4.9m x 3.5m (16'1" x 11'6") Or thereby. Door off Hall. Secondary double glazed windows to rear. Curtain rail. Curtains. Radiator. Fitted carpet. Power points. Telephone point. Pendant light with shade. Gas fire on hearth. Shelved alcove area with cupboard below.



KITCHEN

3.0m x 2.4m (9'10" x 7'10") Or thereby. Opening off Hall. Double glazed window to side. Roller blind. Stainless steel sink and drainer. Base and wall units. Work top. Power points. Pendant light with shade. Vinyl floor covering. Radiator.



REAR HALL

Partially glazed door off Kitchen. Light. Vinyl floor covering.

TOILET

0.8m x 1.1m (2'7" x 3'7") Or thereby. Door off Rear Hall. Wash-hand basin and w.c. Double glazed window. Light. Vinyl floor covering.

SUN ROOM

2.4m x 2.4m (7'10" x 7'10") Or thereby. Opening off Rear Hall. Double glazed windows. Fitted carpet. Light. Power points. Door to rear garden.



STAIRWAY

With two lights and two windows, one with secondary double glazing from Hall to:

LANDING

Fitted carpet. Power point. Access hatch via ladder to Attic Room with light, power and eaves storage.

ATTIC ROOM



BEDROOM 1

3.0m x 2.8m (9'10" x 9'2") Or thereby. Door off Landing. Secondary double glazed window to rear. Curtain rail. Curtains. Fitted carpet. Radiator. Power points. Pendant light with shade.



BEDROOM 2

4.5m x 3.1m (14'9" x 10'2") Or thereby including wardrobe area. Door off Landing. Secondary double glazed windows to rear. Curtain rail. Curtains. Radiator. Fitted carpet. Power points. Pendant light with shade.

