

Small stairway, with cupboard housing water cylinder to:

BEDROOM 5

2.7m x 4.4m (8'10" x 14'5") Or thereby. Door off small stairway. Window to rear. Net curtain. Pelmet. Radiator. Fitted carpet. Power points. Pendant light and shade. Partially coombed ceiling. Door to Rear stairway with fitted carpet and light leading to Rear Hall.



BATHROOM

2.7m x 1.8m (8'10" x 5'11") Or thereby. Partially glazed door off Landing. Window to side. Net curtain. Pelmet. Bath, wash-hand basin and w.c. Radiator. Ceiling light. Electric wall heater. Vinyl floor covering. Coved ceiling. Partially tiled. Partially panelled walls.



OUTSIDE

Garden to front.
Garden to rear.
Nearby row of Garages, one of which belongs to the property.



VIEWING

By arrangement with THE SELLING AGENTS



PARKHALL
18 DALBEATTIE ROAD
DUMFRIES
DG2 7PD

HOUSE - SEMI-DETACHED 5 BEDROOMS

Offers Around £210,000

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.



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Largely sandstone VICTORIAN SEMI DETACHED HOUSE, in one of the town's most desirable areas. Near new hospital, golf and bowling clubs yet only about a mile from the centre. Retaining many original features. Natural wood finishes. Gas central heating. VESTIBULE; HALLS; LOUNGE; DINING ROOM; BREAKFAST ROOM; UTILITY ROOM; KITCHEN; TOILET; STAIRWAYS & LANDING; 5 BEDROOMS; BATHROOM. GARAGE. Garden to front and rear. Lean-to. EPC=E

VESTIBULE

3.0m x 1.1m (9'10" x 3'7") Or thereby. Front door. Tiled floor. Pendant light and shade. Cupboard housing electricity meter. Window to front.

HALL

Half glazed door with fan light off Vestibule. L-shaped. Fitted carpet. Telephone point. Power points. Central heating thermostatic control. Radiator. Understairs cupboard. Two pendant lights and shades.



LOUNGE

5.9m x 4.7m (19'4" x 15'5") Or thereby. Door off Hall. Bay window to front. Curtains. Curtain pelmet. Two radiators. Fitted carpet. Ceiling light. Power points. Solid fuel fire in tiled surround and hearth. Shelved cupboard.



DINING ROOM

4.8m x 4.3m (15'9" x 14'1") Or thereby. Door off Hall. Windows to rear. Curtains. Pelmet curtain. Radiator. Power point. Solid fuel fire in stone surround. Pendant light and shade. Shelved cupboard.



BREAKFAST ROOM

4.1m x 3.5m (13'5" x 11'6") Or thereby. Door off Hall. Window to side. Pulley. Fluorescent light. Radiator. Vinyl flooring. Power points. Shelved cupboard.



UTILITY ROOM

1.4m x 2.1m (4'7" x 6'11") Door off Breakfast Room. Window to side. Net curtain. Stainless steel sink and drainer with mixer tap. Range of cupboards and shelves. Pendant light.

REAR HALL

Vinyl flooring. Ceiling light. Stairway to 5th Bedroom. Door to outside.

KITCHEN

2.8m x 3.4m (9'2" x 11'2") Or thereby. Door off Rear Hall. Windows to side and rear. Stainless steel sink and drainer with mixer tap. Range of fitted floor and wall units. Worktops. Power points.

Vinyl flooring. Partially tiled walls. Fluorescent light. Radiator.



CLOAKROOM

Door off Rear Hall. W.C. Wash-hand basin. Ceiling light. Window.

STAIRWAY

With carpet from Hall to:

LANDING

Fitted carpet. Pendant light and shade. Central heating thermostatic control. Radiator. Coved ceiling. Skylight. Access hatch to loft. Built-in cloaks cupboard with light, power and radiator.

BEDROOM 1

5.3m x 4.6m (17'5" x 15'1") At maximum or thereby. Door off Landing. Bay window to front. Roller blinds. Curtain rails. Pelmet. Net curtains. Curtains. Two radiators. Fitted carpet. Power points. Coved ceiling. Fireplace. Wash-hand basin. Ceiling light fitting. Wall light.



BEDROOM 2

2.9m x 3.3m (9'6" x 10'10") Or thereby. Door off Landing. Window to front. Net curtain. Venetian blind. Curtain rail. Curtains. Radiator. Fitted carpet. Power points. Ceiling light. Coved ceiling. Pelmet.



BEDROOM 3

4.6m x 3.8m (15'1" x 12'6") Or thereby. Door off Landing. Window to rear. Curtain rail. Curtains. Radiator. Fitted carpet. Power points. Telephone point. Coved ceiling. Pendant light and shade.



BEDROOM 4

4.3m x 4.6m (14'1" x 15'1") Or thereby. Door off Landing. Window to side. Curtain rail. Net curtain. Curtains. Pelmet. Radiator. Fitted carpet. Power points. Coved ceiling. Ceiling light.

