



11 MOAT ROAD
TROQUEER
DUMFRIES
DG2 7DZ

HOUSE - SEMI-DETACHED 2 BEDROOMS

Offers Around £55,000

EPC = F

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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SEMI DETACHED HOUSE within easy reach of local amenities and town centre. Electric heating. HALLS; LOUNGE; KITCHEN; SUN ROOM; BATHROOM; STAIRWAY & LANDING; 2 BEDROOMS. Gardens to front and rear. EPC=F

HALL

1.6m x 1.2m (5'3" x 3'11") Or thereby. Front door. Fitted carpet. Cloaks cupboard housing electricity meter.

INNER HALL

3.1m x 2.1m (10'2" x 6'11") Or thereby at maximum. Glazed door off Hall. Fitted carpet. Power points. Telephone point. Dimplex electric heater. Smoke alarm. Pendant light with shade. Window to side. Curtain rail. Curtains.

LOUNGE

3.7m x 4.5m (12'2" x 14'9") Or thereby. Glazed door off Inner Hall. Window to front. Vertical louvred blind. Curtain pole. Curtains. Fitted carpet. Power points. Dimplex electric heater. Electric fire. Ceiling light fitting.



KITCHEN

4.0m x 2.6m (13'1" x 8'6") Or thereby. Opening off Hall. Dimplex electric heater. Fluorescent strip light. Wood effect flooring. Stainless steel sink and drainer. Built-in cupboards. Wood panelled walls. Opening looking into Sun Room.



SUN ROOM

2.0m x 3.4m (6'7" x 11'2") Or thereby. Opening off Kitchen. Power points. Carpet tiles. Television point. Windows. Telephone point. Door to rear garden.



BATHROOM

1.7m x 2.1m (5'7" x 6'11") Or thereby. Glazed door off Inner Hall. Window to rear. Bath, wash-hand basin and w.c. Light. Vinyl floor covering. Dimplex fan heater.



STAIRWAY

With fitted carpet from Inner Hall to:

LANDING

Window to front. Curtain rail. Curtains. Fitted carpet. Dimplex electric heater. Smoke alarm. Pendant light. Access hatch to loft.

BEDROOM 1

5.5m x 3.1m (18'1" x 10'2") Or thereby excluding wardrobe space. Door off Landing. Three windows to side and rear. Curtain rails. Curtains. Two pendant lights with shades. Fitted carpet. Power points. Electric panel heater.



BEDROOM 2

3.1m x 3.6m (10'2" x 11'10") Or thereby at maximum and excluding wardrobe space. L-shaped. Door off Landing. Window to front. Curtain rail. Curtains. Fitted carpet. Power points. Pendant light and shade.



OUTSIDE

Gardens to front and rear. Rotary. Light. Sheds.

VIEWING

By arrangement with THE SELLING AGENTS