



VIEWING

By arrangement with THE SELLING AGENTS.



GLENLOCHAR
19 MOSS DALE
HEATHHALL
DUMFRIES
DG1 3RQ

BUNGALOW - SEMI-DETACHED 2 BEDROOMS

Offers Around £125,000

EPC = D

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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Well presented SEMI DETACHED BUNGALOW in established residential area only about 3 miles from the town centre. Gas central heating. Double glazing. HALL; LOUNGE; KITCHEN DINER; UTILITY ROOM; 2 BEDROOMS; BATHROOM. Garage. Easy maintained gardens to front and rear. Driveway. EPC=D

HALL

1.2m x 4.5m (3'11" x 14'9") Or thereby. uPVC front door. Fitted carpet. Radiator. Smoke alarm. Pendant light and shade. Telephone point. Power points. Central heating thermostatic valve. Access hatch.

LOUNGE

3.9m x 3.7m (12'10" x 12'2") Or thereby. Double glazed window to front. Vertical louvred blind. Curtain pole. Curtains. Radiator. Ceiling light. Two wall lights. Feature marble effect fireplace with inset 'coal effect' gas fire. Power points.



KITCHEN DINER

5.5m x 3.9m (18'1" x 12'10") Or thereby. Door off Hall. Radiator. Ceiling light. Velux window. Fitted carpet. Built-in cupboards. Power points. Central heating control. Archway opening to Kitchen. Double glazed window to rear. Vertical louvred blind. Stainless steel sink and drainer with mixer tap. Fluorescent light. Range of fitted wall and base units. Work tops. Ceramic hob and built-in electric oven. Partial splash back tiled wall.



UTILITY ROOM

2.3m x 2.2m (7'7" x 7'3") Or thereby. Glazed panelled door off Kitchen Diner. Double glazed window to rear. Vertical louvred blind. Wall and base unit. Vinyl flooring. Plumbing for automatic washing machine. Radiator. Glazed door to rear.

BEDROOM 1

3.2m x 3.3m (10'6" x 10'10") Or thereby. Door off Hall. Double glazed window to front. Vertical louvred blind. Curtain rail. Curtains. Fitted carpet. Radiator. Power points. Pendant light and shade.



BEDROOM 2

3.2m x 3.3m (10'6" x 10'10") Or thereby. Door off Hall. Double glazed window to rear. Curtain rail. Curtains. Pendant light. Fitted carpet. Radiator. Built-in cupboard with shelf and hanging rail. Power points.



BATHROOM

Door off Hall. Double glazed window to rear. Vertical louvred blind. W.C. Wash-hand basin. Bath. Overbath shower. Ceiling light. Radiator. Vinyl flooring. Shower proof walls.



OUTSIDE

Garage with up-and-over door. Easy to maintain gardens front and rear. Monoblock driveway. Greenhouse. Shed.

