



20 SHIRLEY ROAD  
LOCHSIDE  
DUMFRIES  
DG2 0ED

HOUSE - END TERRACE 2 BEDROOMS

Offers Around £70,000

EPC = C

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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Located towards the fringe of this established residential area near a range of local amenities, this **END TERRACED HOUSE** provides well proportioned accommodation. Gas central heating. Double glazing. **HALL; LOUNGE DINER; FITTED KITCHEN; STAIRWAY & LANDING; 2 BEDROOMS; BATHROOM.** Greenhouse and 2 sheds. Garden/parking area to front. Enclosed garden & patio to rear. EPC=C

### HALL

Double glazed door. Fitted carpet. Light fitting. Smoke detector. Central heating thermostat control. Radiator.

### LOUNGE

6.1m x 3.2m (20'0" x 10'6") Or thereby. Glazed door off Hall. Double glazed windows to front and rear. Curtains. Curtain poles. Venetian blinds. Radiators. Smoke alarm. Fitted carpet. Power points. Electric fire in surround. Telephone point.



### KITCHEN

3.2m x 2.4m (10'6" x 7'10") Or thereby. Sliding glazed door off Lounge. Double glazed window and door to rear. Venetian blind. Smoke alarm. Spotlights. Laminate flooring. Partially tiled. Extractor fan. Range of floor and wall units. Worktops. Sink and drainer with mixer tap. Door to walk in store which houses electricity meter and boiler. Store has pendant light and shade, vinyl flooring and cupboard.



### STAIRWAY

From Hall with fitted carpet to:

### LANDING

Fitted carpet. Pendant light and shade. Smoke alarm. Access hatch to loft.

### BEDROOM 1

4.2m x 3.5m (13'9" x 11'6") Or thereby overall. Door off Hall. Double glazed window to front. Curtain pole. Curtains. Venetian blind. Fitted carpet. Radiator. Pendant light and shade. Power points. Telephone point. Built in wardrobe.



### BEDROOM 2

3.1m x 3.2m (10'2" x 10'6") Or thereby. Door off Hall. Double glazed window to rear. Curtain pole. Curtains. Venetian blind. Fitted carpet. Radiator. Pendant light and shade. Power points.



### BATHROOM

2.0m x 1.2m (6'7" x 3'11") Or thereby. Door off Hall. Double glazed window to rear. Louvred blind. Fitted carpet. W.C. Wash-hand basin. Bath with mains fed shower over. Shower rail. Partially tiled. Radiator. Fluorescent light.



### OUTSIDE

Garden/parking area to front. Patio and grassed area to rear. Tap. Security lighting. 2 sheds. Greenhouse.



### VIEWING

By arrangement with **THE SELLING AGENTS.**