

REAR GARDEN



VIEWING

By arrangement with THE SELLING AGENTS.



**95 LOCHSIDE ROAD
DUMFRIES
DG2 0EA**

HOUSE - TERRACED

Offers Around £72,000

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.

Well presented family size TERRACED HOUSE, within two miles of town centre and in well established area near range of local amenities including shops and schools and on a bus route to town centre. ENTRANCE VESTIBULE; HALL; LOUNGE; KITCHEN; STAIRWAY & LANDING; 3 BEDROOMS; BATHROOM. Gardens to front and rear including drying area. EPC=C

ENTRANCE VESTIBULE

UPVC front door and side screens. Laminate flooring. Pendant light and shade.

HALL

Step up from Entrance Vestibule. Double glazed window to front. Fitted carpet. Net curtain. Pendant light and shade. Smoke alarm. Radiator.

LOUNGE

3.3m x 6.0m (10'10" x 19'8") Or thereby. Glazed panelled doors off Hall and Kitchen. Two double glazed windows to front and rear. Two curtain poles. Curtains. Venetian blinds. Two pendant lights with shades. Two radiators. Gas fire in feature stone fireplace. Power points.



KITCHEN

3.6m x 4.3m (11'10" x 14'1") Or thereby. Glazed panelled door off Entrance Vestibule. Double glazed window to rear. Roller blind. Range of fitted floor and wall units. Worktops. Stainless steel sink and drainer. Ceramic hob. Built-in oven. Concealed cooker hood. Laminate flooring. Radiator. Power points. Partially tiled walls. Fluorescent light.



STAIRWAY

From Hall with fitted carpet.

LANDING

Fitted carpet. Ceiling light. Smoke detector. Power point. Access hatch to loft.

BEDROOM 1

3.3m x 3.7m (10'10" x 12'2") Or thereby. Door off Landing. Double glazed window to front. Fitted carpet. Power points. Radiator. Pendant light. Cupboard with shelf.



BEDROOM 2

2.6m x 3.7m (8'6" x 12'2") Or thereby. Door off Landing. Double glazed window to front. Pendant light. Radiator. Fitted carpet. Power points. Cupboard with shelves.



BEDROOM 3

3.7m x 2.1m (12'2" x 6'11") Or thereby. Door off Landing. Double glazed window to rear. Pendant light. Power points. Radiator. Fitted carpet.



BATHROOM

2.6m x 2.1m (8'6" x 6'11") Or thereby. Door off Landing. Double glazed window to rear. Ceiling light. W.C. Wash-hand basin. Bath with Mira overbath shower. Shower rail and curtain. Vinyl flooring. Partially tiled walls. Radiator. Cupboard with shelves.



OUTSIDE

Gardens to front and rear including shared drying area.