

Bedroom 3

3.6m x 4.0m (11'10" x 13'1") Or thereby. Door off Main Landing. Double glazed window to front. Curtain rail. Curtains. Roller blind. Fire surround. Fitted carpet. Power points. Pendant light. Radiator.



Bedroom 4

1.8m x 3.1m (5'11" x 10'2") Or thereby. Door off Main Landing. Double glazed window to front. Roller blind. Pendant light. Wall light. Fitted carpet. Radiator.



Stairway

With fitted carpet from Main Landing to Attic Room. Smoke alarm.

Attic Room

3.6m x 4.8m (11'10" x 15'9") Or thereby. Door off small landing. Fitted carpet. Skylight. Ceiling light. Power points. Three eaves storage areas.

Outside

Garden/parking to front. Patio area and garden to rear. Light.



VIEWING

By arrangement with The Selling Agents.



LADYWELL VILLA
5 MOFFAT ROAD
DUMFRIES
DG1 1NN

HOUSE - SEMI-DETACHED 4 BEDROOMS

Offers Around £170,000

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.

Semi Detached House in much favoured area. Very well placed for access to town centre and local amenities. Some original features. Gas central heating. Double glazing. Vestibule; Hall; Lounge; Dining Room; Fitted Kitchen; Utility Room; Cellar; Stairways & Landings; 4 Bedrooms; Bathroom; Attic Room. Garden/parking to front. Garden to rear. EPC=D

Vestibule

1.5m x 1.5m (4'11" x 4'11") Or thereby. Front door with fanlight. Pendant light with shade. Vinyl flooring. Coved ceiling. Coat hooks.

Hall

1.8m x 6.7m (5'11" x 22'0") Or thereby overall. Glazed door off Vestibule. Fitted carpet. Radiator. Telephone point. Ceiling light fitting. Coved ceiling. Steps down to lower part of Hall.

Lounge

4.0m x 4.0m (13'1" x 13'1") Or thereby. Door off Hall. Double glazed window to front. Roller blind. Curtain rail. Curtains. Fitted carpet. Power points. Radiator. Ceiling light fitting. Wall lights. Ceiling rose and cornice. Shelved alcove. Television point. Solid fuel stove in fire surround.



Dining Room

3.6m x 4.0m (11'10" x 13'1") Or thereby. Door off Hall. Double glazed window to rear. Curtain rail. Curtains. Radiator. Ceiling light fitting. Coved ceiling. Solid fuel fire in feature surround. Shelved cupboard. Power points. Radiator.

Fitted Kitchen

3.6m x 4.2m (11'10" x 13'9") Or thereby. Partially glazed door off Hall. Range of fitted units and work tops. Shelving. Double sink with mixer tap. Double glazed window to side. Venetian blind. Ceiling light fitting. Partially tiled. Power points. Radiator. Rangemaster gas cooker.



Utility Room

3.7m x 2.0m (12'2" x 6'7") Or thereby. Sliding partially glazed door off Kitchen. Two windows. Spot light fitting. Power points. Sink with mixer tap. Central heating boiler. Worktop. Shelved cupboard and overhead storage units. Door to outside.



Stairway

From Hall down to Cellar.

Cellar

Window. Light and power. Electricity meter. Former coal store (in process of being converted to shower room, unfinished and not plumbed in).

Stairway

With fitted carpet from Hall to - Half Landing with fitted carpet and - Rear Landing with fitted carpet & Skylight.

Bathroom

2.4m x 2.4m (7'10" x 7'10") Or thereby. Door off Rear Landing. Double glazed window. Venetian blind. Wash-hand basin and w.c. Roll top bath. Shower enclosure with mains shower. Radiator with towel rail. Vinyl floor covering. Pendant light with shade. Access hatch. Partially tiled walls.



Bedroom 1

3.5m x 3.8m (11'6" x 12'6") Or thereby. Door off Rear Landing. Double glazed window to rear. Curtain rail. Curtains. Shelved alcove. Fitted carpet. Power points. Ceiling light. Television point.



Main Landing

Carpeted stairs up from Half Landing. Fitted carpet. Power point. Walk-in cupboard with light and shelving. Glazed ornate skylight. Ceiling light.

Bedroom 2

3.7m x 4.0m (12'2" x 13'1") Or thereby. Door off Main Landing. Double glazed window to rear. Ceiling light. Radiator. Fitted carpet. Power points.

