



8 ROWANBANK CRESCENT
DUMFRIES
DG1 4HE

HOUSE - END TERRACE 2 BEDROOMS

Offers Around £95,000

EPC = E

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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End Terraced House in cul-de-sac setting near amenities such as primary school, library, shops, post office and bus service. Double glazing. Porch; Lounge; Kitchen Diner; open plan Stairway & Landing; 2 Bedrooms; Bathroom. Garage, one of four, located to the rear. Easy to maintain gardens to front and rear. EPC=E

Porch

1.2m x 1.1m (3'11" x 3'7") Or thereby. uPVC partially glazed front door. Double glazed window. Curtain. Wood effect flooring. Light. Cupboard housing electricity and gas meters.

Lounge

3.6m x 4.9m (11'10" x 16'1") Or thereby. Glazed panelled door off Porch. Curtain. Double glazed window to front. Curtain pole. Vertical louvred blind. Fitted carpet. Power points. Television point. Telephone point. Smoke alarm. Ceiling light fitting. Gas heater.



Kitchen Diner

3.9m x 3.6m (12'10" x 11'10") Or thereby. Glazed panelled door off Lounge. Double glazed window to rear. Roller blind. Fitted units and work tops. 1½ bowl stainless steel sink and drainer. Partially tiled. Smoke alarm. Track spot light fitting. Power points. Wood effect flooring. uPVC glazed door to rear garden.



Stairway

Open plan with carpeted treads from Lounge to Landing.

Landing

Fitted carpet. Light. Smoke alarm. Built-in cupboard. Access hatch to loft.

Bedroom 1

3.6m x 2.8m (11'10" x 9'2") Or thereby. Door off Landing. Double glazed window to front. Curtain pole. Curtains. Fitted carpet. Pendant light with shade. Power points. Built-in cupboard housing water cylinder.



Bedroom 2

3.6m x 2.4m (11'10" x 7'10") Or thereby. Door off Landing. Double glazed window to rear. Venetian blind. Curtain pole. Fitted carpet. Power points. Pendant light with shade. Gas heater.



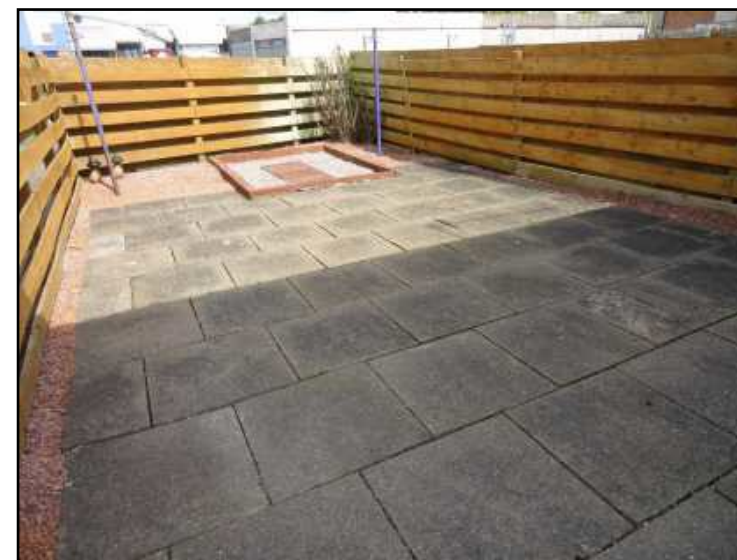
Bathroom

1.5m x 2.6m (4'11" x 8'6") Or thereby. Door off Landing. Double glazed window to side. Bath, wash-hand basin and w.c. Electric Mira shower over bath. Shower screen. Partially tiled. Ceiling light. Vinyl floor covering.



Outside

Garage, one of four, located to the rear. Easy to maintain gardens to front and rear. Lights. Tap.



VIEWING

By arrangement with The Selling Agents.