



69 WALLAMHILL ROAD
LOCHARBRIGGS
DUMFRIES
DG1 1UP

HOUSE - MID TERRACE 3 BEDROOMS

Offers Around £90,000

EPC = D

VIEWING

By arrangement with The Selling Agents

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 Mid Terraced House very well placed for local amenities including Primary School and only about 3 miles from the town centre. Gas central heating. Double glazing. Hall; Lounge; Kitchen Diner; Stairway & Landing; 3 Bedrooms; Shower Room. Gardens to front and rear. Shed. EPC=D

Hall

UPVC half glazed door and side screen. Venetian blinds. Radiator. Fitted carpet. Pendant light and shade.

Lounge

3.5m x 5.6m (11'6" x 18'4") Or thereby. Glazed door off Hall. Double glazed windows to front and rear. Venetian blinds. Curtain poles. Curtains. Two pendant lights and shades. Fitted carpet. Two radiators. Power points. Gas fire on marble effect hearth.



Kitchen Diner

3.5m x 5.6m (11'6" x 18'4") Or thereby. Glazed door off Lounge. Double glazed windows to front and rear. Venetian blinds. Vinyl floor. Stainless steel sink and drainer. Range of fitted wall and base units. Worktops. Gas hob. Built-in oven. Splash-back tiling. Integrated fridge, freezer and automatic washing machine. Cooker hood. Two fluorescent lights. Power points. Two radiators. Understairs cupboard. Cupboard housing electricity meter. Cupboard with shelves and coat hooks. Xpelair fan. UPVC glazed door with venetian blind to rear. Half glazed uPVC door to front. (Please note that the Tumble Drier is included in the sale).



Stairway

From Hall with fitted carpet to:

Landing

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

Bedroom 1

3.9m x 3.5m (12'10" x 11'6") Or thereby. Door off Landing. Double glazed window to front. Venetian blind. Curtain pole. Curtains. Radiator. Fitted carpet. Power points. Fitted wardrobes with overhead storage. Pendant light and shade. Please note that the television in this room is included in the sale.



Bedroom 2

4.1m x 2.5m (13'5" x 8'2") Or thereby. Door off Landing. Double glazed window to front. Venetian blind. Curtain rail. Curtains. Power points. Fitted carpet. Radiator. Pendant light and shade. Fitted wardrobes with overhead storage and drawers. Please note that the television in this room is included in the sale.



Bedroom 3

1.7m x 3.5m (5'7" x 11'6") Or thereby. Door off Landing. Double glazed window to rear. Venetian blind. Curtain rail. Curtains. Radiator. Fitted carpet. Pendant light and

shade. Built-in wardrobe with hanging rail and shelf.



Shower Room

1.5m x 2.5m (4'11" x 8'2") Or thereby. Door off Landing. Double glazed window to rear. Net curtains. Vinyl flooring. Radiator. Partially tiled walls. Wash-hand basin in vanity unit. W.C. Shower enclosure with Triton electric shower. Xpelair fan. Pendant light and shade.



Outside

Garden to front.
Garden to rear including patio area.
Lights.
Shed.
Cold water tap.