

View from Front



VIEWING

By arrangement with The Selling Agents.



3 ALLOWAY AVENUE  
LOCHSIDE  
DUMFRIES  
DG2 9LR

FLAT 2 BEDROOMS  
Offers Around £50,000

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.



Appealing Ground Floor Flat in location convenient to the area's amenities, access to the town centre, the new North West Campus and the local hospital. Gas central heating. Double glazing. Hall; Lounge; Kitchen; 2 Bedrooms; Bathroom. Small garden to rear. Shared drying green to rear. External store. EPC=D

Hall

Front door off Common Entrance. Fitted carpet. Radiator. Two pendant lights. Smoke alarm. Power point. Cupboard housing electricity meter. Walk-in shelved cupboard with light, housing central heating boiler. Shelved airing cupboard.

Lounge

3.6m x 4.4m (11'10" x 14'5") Or thereby. Door off Hall. Double glazed window to rear. Venetian blind. Curtain pole. Curtains. Radiator. Fitted carpet. Television point. Power points. Smoke alarm. Ceiling light. Electric fire on hearth. Telephone point. Glazed door and external door to Verandah.



Kitchen

3.3m x 2.5m (10'10" x 8'2") Or thereby. Opening off Hall. Double glazed window to front. Roller blind. Range of fitted units and work tops. Built-in electric oven, cooker hood and gas hob. Coloured sink and drainer with mixer tap. Fluorescent strip light. Tile effect flooring. Radiator. Partially tiled walls. Power points. Xpelair fan. Plumbing for automatic washing machine.



Bedroom 1

4.0m x 3.6m (13'1" x 11'10") Or thereby at maximum. L-shaped. Door off Hall. Two double glazed windows to rear. Roller blind. Curtain rail. Curtain pole. Vertical louvred blind. Built in cupboard. Curtains. Radiator. Fitted carpet. Power points. Telephone point. Pendant light with shade.



Bedroom 2

3.5m x 3.0m (11'6" x 9'10") Or thereby. Door off Hall. Double glazed window to front. Roller blind. Curtain pole. Curtains. Radiator. Fitted carpet. Power points. Pendant light.



Bathroom

2.4m x 1.8m (7'10" x 5'11") Or thereby. Door off Hall. Double glazed window to front. Roller blind. Xpelair fan. Bath, wash-hand basin and w.c. Triton over bath shower, rail and curtain. Ceiling light. Radiator. Laminate flooring. Dimplex fan heater. Partially tiled walls.



Outside

Small garden to rear. Shared drying green to rear. External store (2nd from left).



View from Verandah



Rear

