



46 Wallamhill Road, Lochabriggs, Dumfries, DG1 1UW

Offers over £95,000

 3  1  1


BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

A generously proportioned terraced three bedroom property in the popular Locharbriggs area

A generously proportioned terraced three bedroom property in the popular Locharbriggs area, within easy reach of Dumfries town centre and with a primary school, nursery and convenience stores on its doorstep. This property offers three double bedrooms as well as easily maintained gardens to front and rear.

ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, Shower Room, 3 Double Bedrooms. Garden to front and rear,

ENTRANCE HALL

Entered through UPVC door with opaque glazed panels. Two ceiling lights. Electric storage heating. Fuse box and meters. Wood effect flooring.

SITTING ROOM (4.44M X 3.58M OR 14'6" X 11'7")

Window to the front with vertical blinds and curtain pole. Ceiling light. Electric storage heater. Television point. Fitted carpet.

KITCHEN (2.59M X 4.46M OR 5'5" X 14'6")

Window to the rear. UPVC door with opaque panel to the rear garden. Inset ceiling spot lights. Coving. Fitted base and wall units. Stainless steel extractor hood. Stainless steel sink and drainer. Space and plumbing for cooker and washing machine. Electric storage heating.

PANTRY (1.00M X 1.16M OR 3'2" X 3'8")

Ceiling light.



SHOWER ROOM (1.56M X 1.89M OR 5'1" X 6'2")

Opaque glazed window to the rear. Inset ceiling spot lights. Wall mounted 'Hyco' heater. W.C. Wash hand basin. Shower enclosure with electric 'Mira Sport' shower. Tiled splashback. Tile effect flooring.

From the Hall carpeted staircase to the Landing.



LANDING

Window to the rear. Two ceiling lights. Access hatch to storage loft. Shelved airing cupboard housing hot water tank. Fitted carpet.

BEDROOM 1 (4.62M X 2.60M OR 15'1" X 8'5" AT WIDEST POINTS)

Two windows to the rear. Ceiling light. Electric storage heater. Television point. Built in wardrobe. Fitted carpet.



BEDROOM 2 (3.92M X 3.65M OR 12'8" X 11'9")

Two windows to the front. Ceiling light. Electric storage heater. Television point. Built in wardrobe. Fitted carpet.

BEDROOM 3 (3.13M X 3.24M OR 10'3" X 10'6")

Window to the front. Ceiling light. Electric storage heater. Television point. Built in wardrobe. Fitted carpet.

OUTSIDE

Lawns to front and rear.



NOTES

This property has an ample supply of power points, full double glazing and electric storage heating. All fixed floor coverings and window dressings are included in the sale. Home Report available on www.onesurvey.org. EPC Band D. Council Tax Band B.

ENTRY

By negotiation.

VIEWINGS

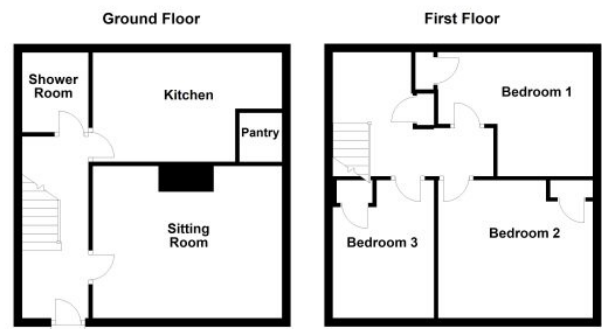
Contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving Dumfries on the Edinburgh Road continue to follow the road and stay left at the Tesco Express shop. Follow the road past the car garages on the left and turn left onto Quarry Road. Turn left onto Knowhead Road and left again onto Wallamhill Road. Number 46 is on the right.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.





BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com