



6 Calside Road, Dumfries, DG1 4HA

Offers over £140,000

2 1 1

This two bedroom semi-detached house is located within the Calside area of Dumfries.

Calside and Georgetown Primary School are a stone through away from the property along with a local shop and medical practice. Local bus route pass by the property allowing for ease of access to the town centre which is around 2 miles away from the property. This property would suit a first time buyer or as a rental investment.

ACCOMMODATION

Ground Floor: Entrance hall. Open plan lounge, diner, kitchen. Under stairs play room.

First Floor: 2 Double bedrooms. Bathroom. Storage cupboard.

ENTRANCE HALL (7'8" X 5'0" OR 2.4M X 1.5M)

Entered through PVC door. Stairs leading to first floor accommodation. Access through to downstairs accommodation and under stairs play room. Vinyl flooring. Central heating radiator. Ceiling light.



LOUNGE (9'6" 14'3" OR 2.9M X 4.3M)

Large window to front fitted with curtains. Gas fire with tiled hearth and timber surround. Laminate flooring. Ceiling light. Central heating radiator. Archway leading through to kitchen/diner.



KITCHEN/DINER (7'0" X 15'7" OR 2.1M X 4.7M)

In the kitchen area is a window to rear. A range of wall and base units with built in fridge freezer, hob and oven with extractor above. Plumbing for washing machine. Stainless steel sink and drainer. Tiled splash back. Ceiling spot lights. Laminate flooring.

In the dining area, there is space for a good size dining table. Sliding doors leading to patio area. Ceiling light. Laminate flooring.

LANDING

Window to side. Access to both bedrooms, bathroom, storage cupboard and loft hatch. Fitted carpet. Ceiling light.



BEDROOM 1 (10'6" X 12'3" OR 3.2M X 3.7M)

Window to front fitted with curtains. Built in cupboard. Ample space for freestanding furniture. Fitted carpets. Ceiling light. Central heating radiator.

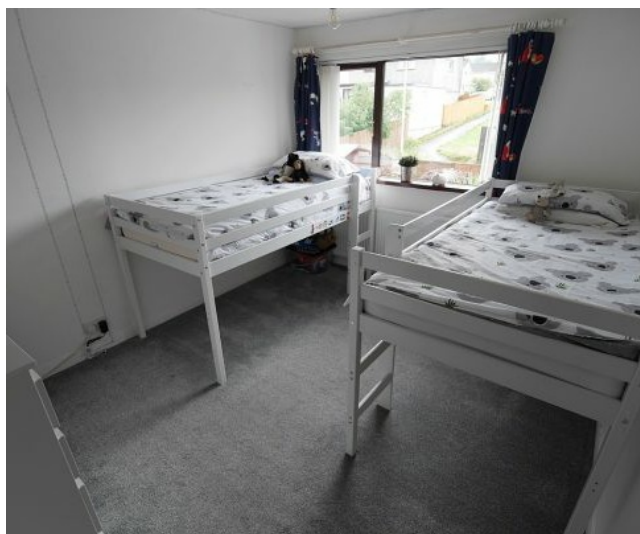


BEDROOM 2 (9'3" X 11'1" OR 2.8M X 3.3M)

Window to rear fitted with blinds and curtains. Space for freestanding furniture. Fitted carpets. Ceiling light. Central heating radiator.

BATHROOM (5'7" X 7'8" OR 1.7M X 2.4M)

Opaque window to rear. Three piece white suite comprising of W.C, Wash hand basin and bath with electric shower above. Glass shower screen. Heated towel rail. Tiled surround and flooring. Ceiling spot lights.



OUTSIDE

Gravel driveway to front leading down the side of the property to the garage with additional lawn area with mature shrubs. Immediately to the rear of the property is a patio area with step leading up to a lawn area. Access to the side of the garage. Garage comes with electric and lighting.

NOTES

This property has an ample supply of power points, gas central heating, double glazed, BT & TV points. All fixed floor coverings and blinds are included in the sale.



HOME REPORT

The Home Report is available on www.onesurvey.org

EPC & COUNCIL TAX BANDING

EPC Band D. Council Tax B

ENTRY

Subject to negotiation.

VIEWINGS

Contact Braidwoods Solicitors on 01387 257 272

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.



Ground Floor



First Floor



For Illustration Purpose Only. Not To Scale



BRAIDWOODS

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