



POLLOCK & MCLEAN



Solicitors for you and your family
Website – www.pollockmclean.co.uk

**GLENELG,
12 ROTCHELL PARK, DUMFRIES, DG2 7RH**



Ground floor flat offering spacious accommodation set in desirable residential area and within easy walking distance of the town centre.

Accommodation consists of: Living Room, Dining Kitchen, 2 Bedrooms, Bathroom, Double Glazing, Gas Fired Central Heating, Shared Driveway, Garden

GUIDE PRICE £95,000

DIRECTIONS

See attached map

VIEWING

Telephone the selling agents on 01848 330207 for an appointment to view

THE ACCOMMODATION COMPRISES:-

Main Hallway

Main door to hallway with large partly shelved storage cupboard, 4 x 13 amp power points, telephone point and central heating radiator. Carpet tiles. Glazed panel to dining kitchen and glazed gantry windows to bedroom 2.

Living Room

13' 8" X 13' 4"

Measurements do not include the wide bay with double glazed windows to the front. Decorative cornicing and ceiling rose. Gas fired coal effect fireplace with marble surround and hearth. Two central heating radiators. 11 x 13 amp power points. Fitted carpet.



Bedroom 1

10' 10" X 10' 9"

Double glazed window to the rear. Fitted carpet. Cornicing. Central heating radiator. Telephone point. 8 x 13 amp power points.



Dining Kitchen

15' 7" X 7' 6"

The kitchen consists of a range of work tops, base units and wall cupboards with single drainer sink unit with tiled splashback. Tiled flooring. Boiler. Raised single glazed window. Double glazed panelled door and double glazed window above to the rear. Central heating radiator. Large pantry cupboard which is partially shelved and has single glazed window. Washing machine and cooker included in sale. 7 x 13 amp power points.



Bedroom 2

11' X 7' 1"

Double glazed window. Central heating radiator. Fitted shelved cupboard. Fitted carpet. Glazed gantry panels to the hallway. 6 x 13 amp power points.



Bathroom

7' X 4' 9"

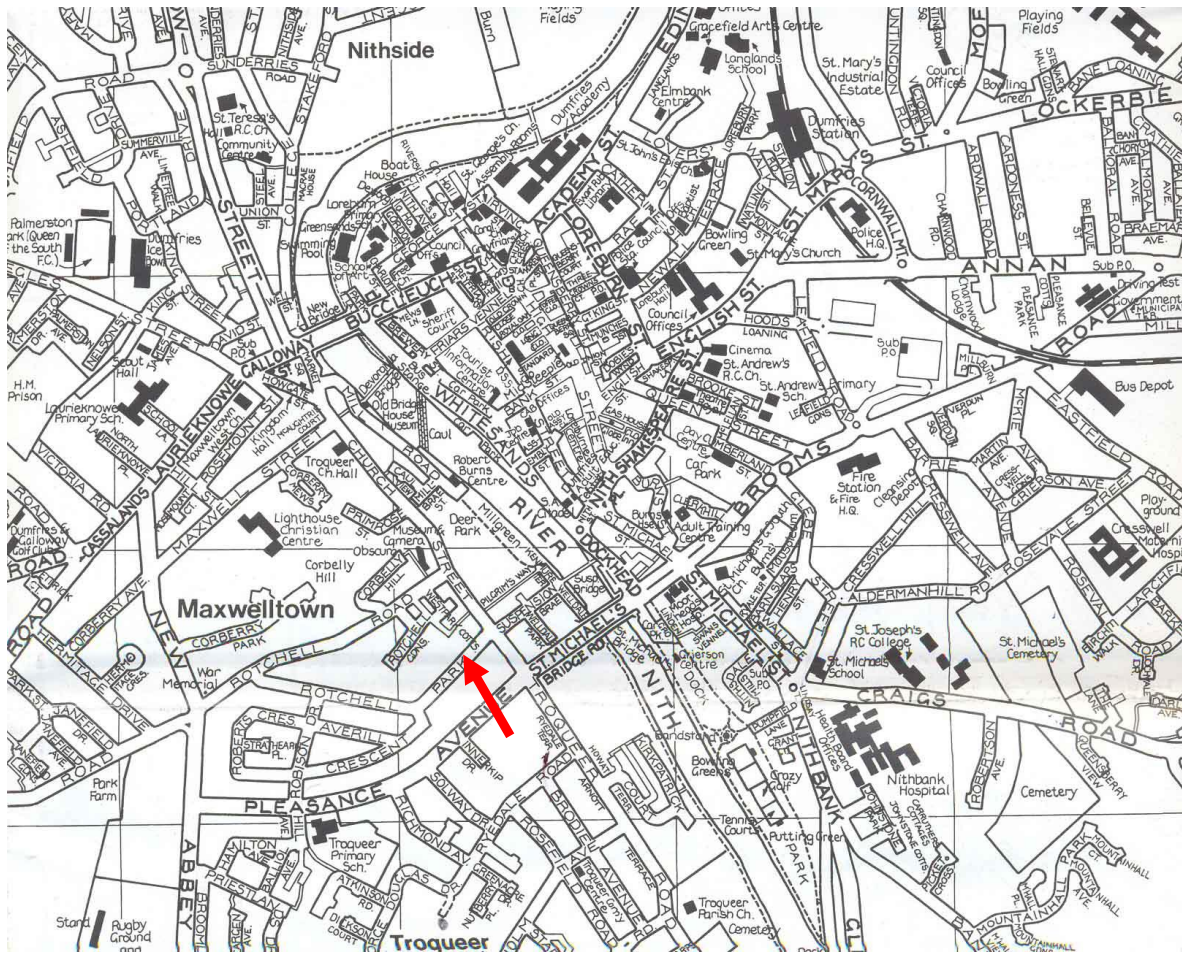
Bathroom suite consisting of half bath with Mira Sports electric shower unit above, WC and wash hand basin with cupboard below. Fully tiled walls. Double glazed frosted glass window with deep set sill. Tiled effect vinyl flooring.



Outside

To the front of the property there is a shared driveway with garden area and plant borders exclusive to Number 12. A shared pathway leads to the main door and round to the rear of the property where there is patio area and further area to one side exclusive to this property. Outside water facet.





Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG2 7RH
Council Tax Band C
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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Thornhill
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