



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**14 KESWICK DRIVE,
DUMFRIES, DG1 3FE**



Mid terraced house in immaculate condition situated in quiet cul-de-sac in the popular Marchfields Development approximately 1 mile from the town centre. Viewing highly recommended.

Accommodation consists of: Lounge, Dining Kitchen, Utility Room, WC, 2 Bedrooms, Bathroom, Double Glazing, Gas Fired Central Heating, Driveway, Garden.

OFFERS OVER £132,000

DIRECTIONS

SEE ATTACHED MAP

VIEWING

TELEPHONE THE SELLER ON 07805103152 OR SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

THE ACCOMMODATION COMPRISES:-

Entrance Hallway

Main door to entrance hallway with double glazed window with fitted roller blind, central heating radiator, 2 x 13 amp power points, fitted carpet, stair to upper floor and door to lounge.

Lounge

13' X 11' 11"

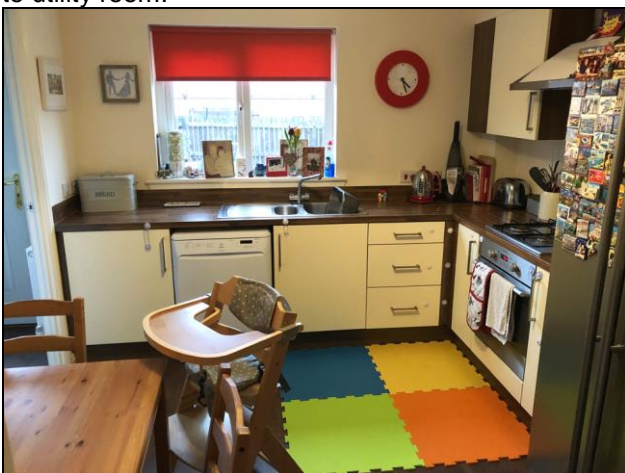
Bright room with double glazed windows to the front with fitted roller blinds. 6 x 13 amp power points. Central heating radiator. Telephone point. TV aerial point. Fitted carpet. Cornicing. Door to dining kitchen.



Dining Kitchen

10' 9" X 9' 10"

Modern kitchen consisting of a wide range of work tops, base units and wall cupboards. Integrated 4 burner gas hob with oven below and stainless steel extractor fan and splashback above. 1 1/2 bowl single drainer sink unit. Plumbed for dishwasher. Double glazed window to garden with fitted roller blinds. Tile effect vinyl flooring. Central heating radiator. 8 x 13 amp power points. Storage cupboard with hanging and standing space. Door to utility room.



Utility Room

6' 11" X 6' 4"

Base unit with worktop. Plumbed for washing machine. The boiler is situated in this room. Central heating radiator. Tile effect vinyl flooring. Door to garden. Door to WC.



WC

WC, wash hand basin, central heating radiator, vinyl flooring and xpelair.



Stairs and Main Landing

From the main hallway stairs lead to the main landing with stair and landing carpets included in sale. 2 x 13 amp power points. Central heating radiator. Storage cupboard with standing space.

Master Bedroom
13' 1" X 9' 6"

Measurements do not include large floor to ceiling alcove providing additional space. Double glazed window to the front with fitted roller blinds. Walk in wardrobe with hanging and shelving space. Central heating radiator. Fitted carpet. 6 x 13 amp power points.



Bedroom 2
13' 4" X 9' 5" (At widest points)

Double glazed window to the rear with fitted roller blind. 4 x 13 amp power points. Fitted carpet. Central heating radiator. Hatchway to the loft which is fully insulated.



Bathroom
6' 10" X 6' 6"

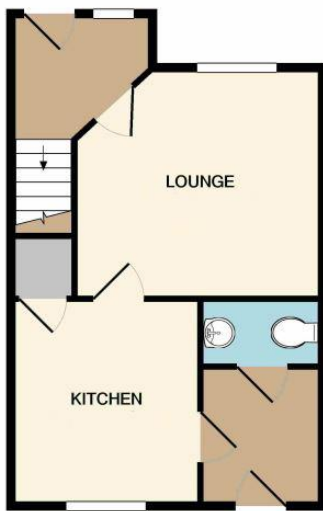
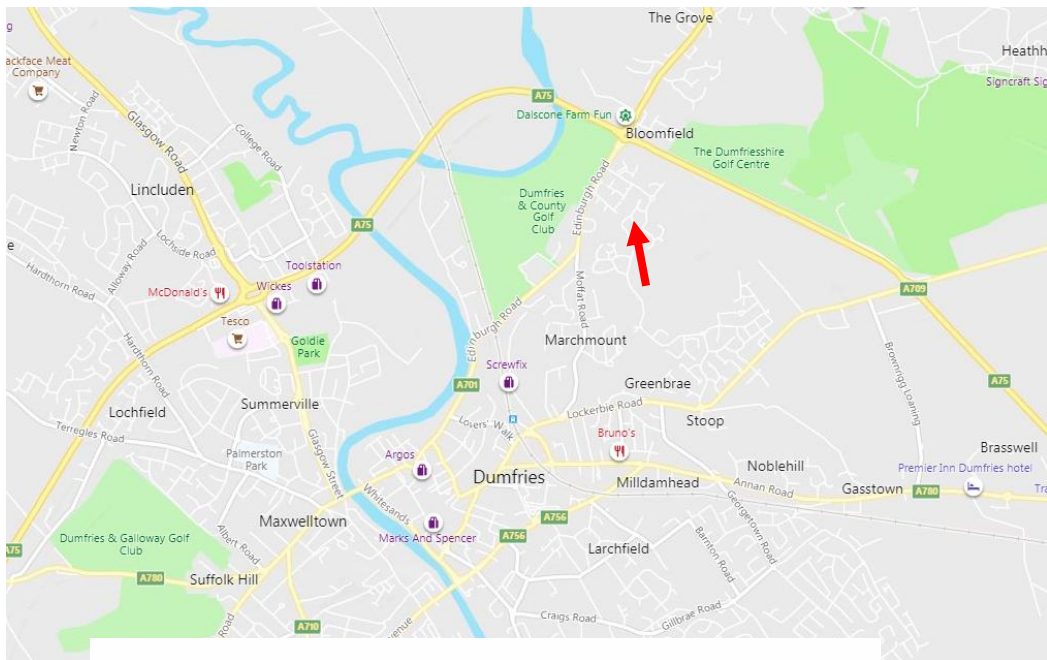
Bathroom suite consisting of bath with mains shower and tiled surround, WC and wash hand basin. Tile effect vinyl flooring. Central heating radiator. Double glazed frosted glass window.



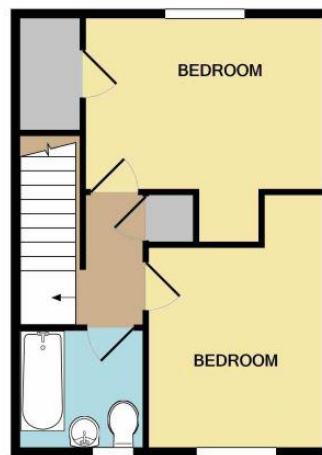
Garden

Low maintenance garden with area of paved patio, lawn and gravel. Rear pedestrian access.





GROUND FLOOR



1ST FLOOR

This plan is not to scale and is intended for general illustrative purposes only.

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 DG1 3FE
Council Tax Band C
EPC= C
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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