



POLLOCK & MCLEAN



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Website – www.pollockmclean.co.uk

**23 GRIERSON AVENUE,
DUMFRIES, DG1 2HG**



Spacious semi detached house located with easy access to a major supermarket and a few minutes walk from the town centre. Available for immediate entry. Accommodation consists of: Living Room, Dining Kitchen, 2 Bedrooms, Bathroom, WC, Double Glazing, Gas Fired Central Heating, Driveway, Garden.

OFFERS OVER £105,000

GENERAL

The property benefits from an integrated smoke and heat alarm system.

DIRECTIONS

See attached map

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Hallway

One step up to main door and hallway with central heating radiator, 1 x 13 amp power point, stairs to upper floor and door to the living room.

Living Room

14' 8" X 13' 8" (At Widest points)

Double glazed windows to the front with fitted vertical blinds. Central heating radiator. A feature of this room is the coal effect gas fire on marble hearth and surround. Cornicing. Dado rail. Also with shelved cupboard below. TV aerial point. Fitted carpet. Telephone point. 8 x 13 amp power points. Door to dining kitchen.



Dining Kitchen

13' 8" X 8' 4"

Spacious kitchen consisting of a wide range of work tops, base units and wall cupboards. Integrated four burner gas hob with grill and fan assisted oven below and extractor fan above. Single drainer sink unit. Tiled splashback. The fridge freezer could be included in sale by separate negotiation. Double glazed window with fitted roller blind. Plumbed for washing machine. Central heating radiator. Vinyl flooring. 7 x 13 amp power points. Cornicing. Strip light. Glazed panelled door to the rear hallway.



Rear Hallway

Vinyl flooring, central heating radiator. 1 x 13 amp power point. Large cupboard housing the boiler, meters and has hanging and shelving space. Door to the garden.

WC

Wash hand basin, WC, Vinyl flooring and double glazed frosted glass window with fitted vertical blinds.

Stair and Landing

From the main hallway stairs lead up to the main landing with stair and landing carpets included in sale. Double glazed window. Telephone point. 1 x 13 amp power point. Hatchway to the loft.

Bedroom 1

13' 8" X 11' 3"

Double glazed windows to the front. Central heating radiator. TV aerial point. 5 x 13 amp power points. Cornicing. Picture rail. Walk-in fitted wardrobe with hanging and shelving space.



Bedroom 2

11' 10" X 10'

Double glazed window overlooking the rear garden. Fitted carpet. Central heating radiator. 3 x 13 amp power points. Cornicing. Picture rail.



Bathroom

7' 3" X 6'

Bathroom suite consisting of bath with Respatex surround and Mira Advance Thermostatic electric shower above. Partly tiled walls. WC and wash hand basin. Fitted mirror. Shaver point and light. Central heating radiator. Vinyl flooring. Double glazed frosted glass window.



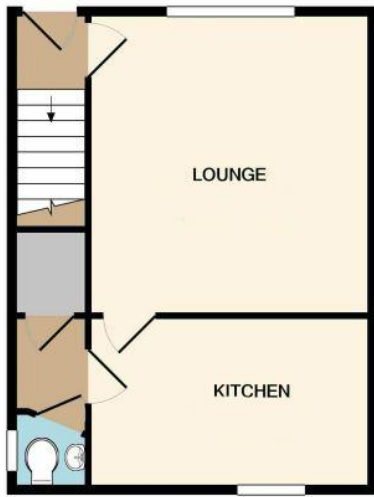
Outside

To the front there is a blocked paved driveway with garden predominately laid in lawn with a selection of mature shrubs. Blocked paved pathway and planting border leads round the side of the property to area of hard standing and steps down to the main garden laid in areas of lawn and paved patio with borders of mature hedging and selection of shrubs. Garden shed and greenhouse included in sale. Outside water faucet.

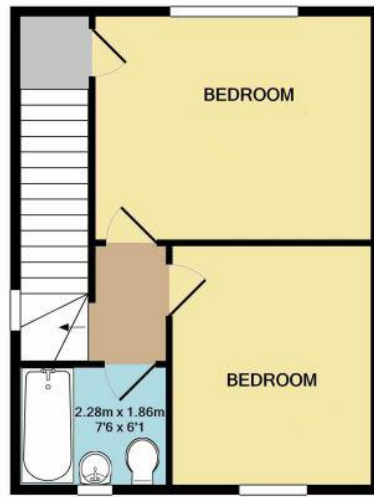


Notes

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 2HG
Council Tax Band B
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

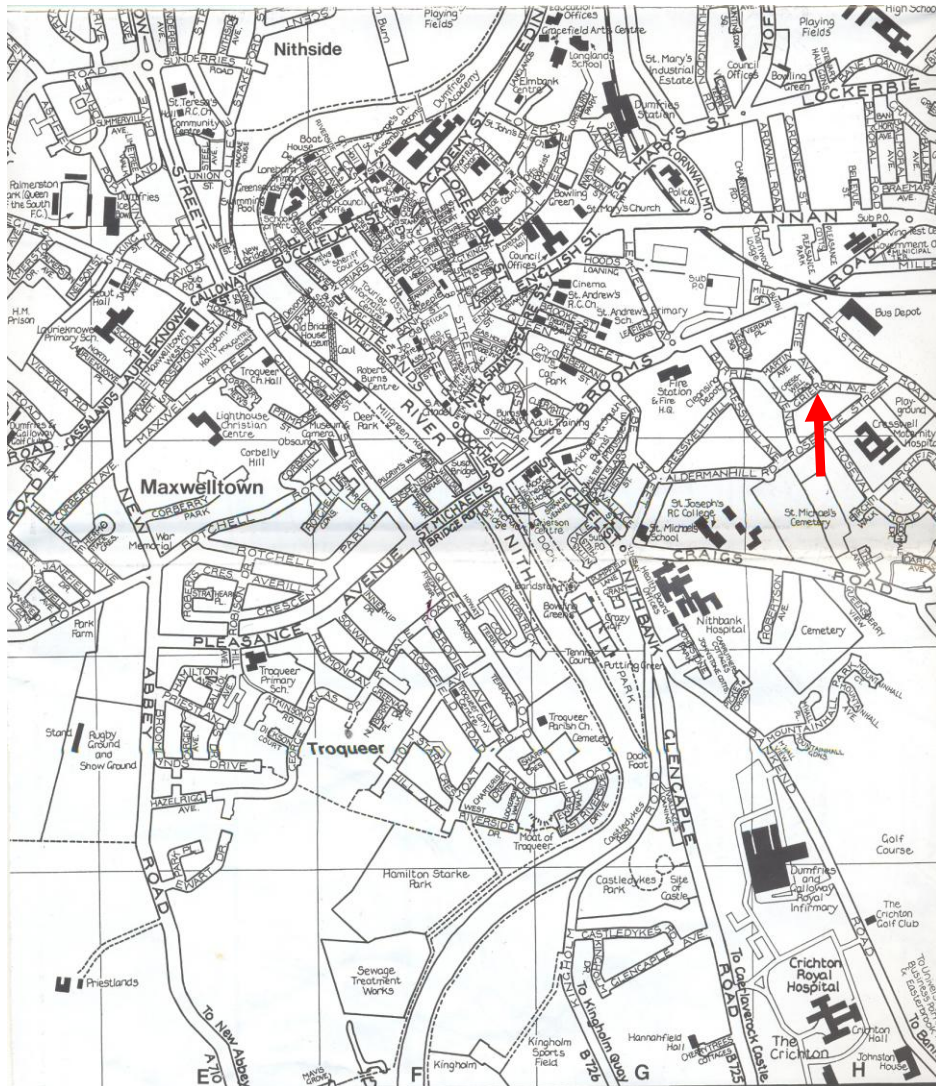


GROUND FLOOR



1ST FLOOR

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



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