



POLLOCK & MCLEAN



Solicitors for you and your family

Website – www.pollockmclean.co.uk

**4 HILLVIEW AVENUE,
DUMFRIES, DG1 4DY**



Detached House in need of some upgrading but offering spacious accommodation. Situated in desirable residential area of Georgetown the property is within easy driving distance of the centre of Dumfries.

Accommodation consists of: Living Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Double Glazing, Gas Fired Central Heating, Integral Garage, Driveway, Gardens to front and rear.

OFFERS OVER £140,000

DIRECTIONS

SEE ATTACHED MAP

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Entrance Porch and main Hallway

One step up to main door leading to entrance porch with tiled flooring and door to the garage. Two steps up to door to the main hallway. Fitted carpet. Central heating radiator. Cupboard which houses the hot water tank and is partially shelved. 2 x 13 amp power points. Frosted glazed door and three panels giving the hallway light from the living room.

Living Room

17' 10" X 12' 10"

Double glazed windows to the front and side making this room bright and airy. A feature of the room is the free standing coal effect fire on tiled hearth and surround. Two central heating radiators. Fitted carpet. Cornicing. 5 x 13 amp power points. TV aerial point. Frosted glazed door and panel to the dining room.



Dining Room

10' 11" X 8' 5" (At widest points)

Double glazed windows to the front. Central heating radiator. Telephone point. Hatchway to the kitchen with fitted shelved cupboards below. 1 x 13 amp power point. Cornicing.



Kitchen

11' 6" X 8' 1" (At widest points)

The kitchen is in need of upgrading but presently comprises a range of work tops, base units and wall cupboards. Double glazed window and glazed frosted glass panelled door to the side. Single drainer sink unit. Wood effect vinyl flooring. Central heating radiator. Shelved pantry cupboard. 5 x 13 amp power points.



Bathroom

8' 1" X 6' 2"

Boxed in bath with tiled surround, WC and wash hand basin. Tile effect vinyl flooring. Double glazed frosted glass window. Central heating radiator. Shaver point.



Bedroom 1**13' 5" X 9' 10"**

Double glazed window to the rear. Central heating radiator. Fitted wardrobe. TV aerial point. 2 x 13 amp power points.

**Bedroom 2****11' 11" X 9' 10"**

Double glazed window to the rear. Central heating radiator. Fitted carpet. Fitted wardrobe. 2 x 13 amp power points. TV aerial point.

**Stair and Landing**

From the main hallway a spiral staircase leads up to the main landing with fitted carpet and access door to under the eaves which are fully insulated

Bedroom 3**11' 11" X 9' 10"**

Double glazed window. Central heating radiator. Two fitted wardrobes. Fitted carpet. 4 x 13 amp power points.

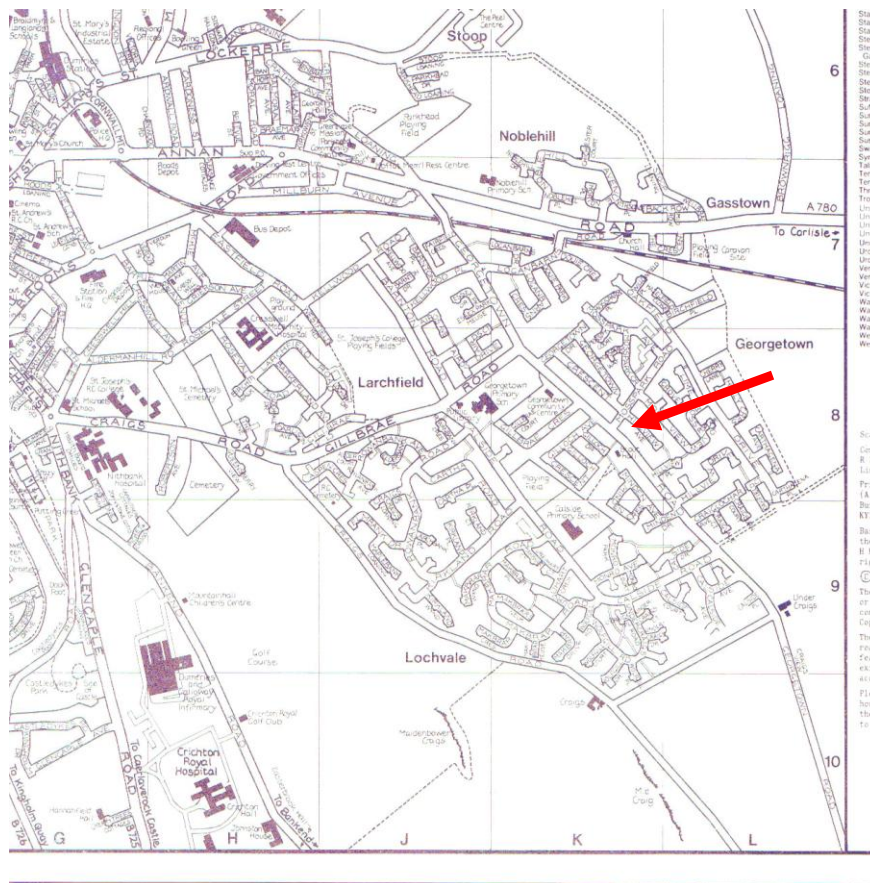
**Integral Garage****18' 7" X 13' 11" (At widest points)**

Up and over door with glazed panels above. Concrete flooring. Window to the rear. Cupboard housing the boiler.

Outside

A paved and gravelled driveway leads to the garage with the front garden laid principally in lawn and gravel with borders of mature shrubs and hedging. Paved and gravelled paths to either side of the property lead to the spacious rear garden with large raised paved patio area and areas in gravel and lawn.





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 4DY
Council Tax Band E
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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

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