



POLLOCK & MCLEAN



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**DRYSTANES,
OSWALD CRESCENT, SOUTHERNESS,
DUMFRIES, DG2 8AZ**



Detached chalet bungalow offering spacious and flexible accommodation on large plot in easy walking distance of the beach. This property would make a lovely family home or offers great potential as a holiday home.

Accommodation consists of: Living Room, Lounge, Conservatory, Kitchen, Bedroom, Shower Room, Double Glazing, LPG Central Heating, Garden.

OFFERS IN THE REGION OF £125,000

GENERAL

The property benefits from Solar Panels, of which further details can be given on request.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Entrance Porch and Hallway

Two steps up to entrance porch measuring approximately 7' x 7'. UPVC double glazed panelled door and double glazed panel to the side. Two double glazed windows. Tiled flooring. 1 power point. Main door to hallway with central heating radiator, 3 power points. Telephone point. Double cupboard which houses the meter and has hanging and shelving space.

Kitchen

10' 2" X 9'

In need of upgrading the kitchen currently comprises a range of work tops, base units and wall cupboards. Triple sink unit. Plumbed for dishwasher and washing machine. Double glazed windows to the front and side. UPVC double glazed panelled door to the garden. The boiler is in this room. Tiled flooring. Tiled walls. Central heating radiator. Strip light. 6 power points.



Living Room

11' 7" X 10' (Approximately)

Currently used as a bedroom this room has double glazed windows overlooking the conservatory. Central heating radiator. Two fitted wardrobes with hanging and shelving space. 5 x 13 power points.



Lounge

11' 9" X 9'

Bright room with double glazed window and double glazed panel and sliding door to the conservatory. 8 x 13 power points. Central heating radiator. Fitted carpet.



Bedroom

15' 2" X 11' 9"

Currently used as a living room there is a large double glazed window lighting this spacious room. Central heating radiator. Fitted carpet. Coal effect gas fire on marble hearth. 8 power points. TV aerial point.



Conservatory

25' 1" X 11' 11" (Approximately)

Double glazed windows on all sides with double glazed double doors leading to the rear garden. Fitted carpet. Wall light. 4 power points.



Shower Room

10' 3" X 4' 10" (At widest points)

Suite consisting of corner shower unit with Mira Sports Thermostatic electric shower unit, WC and wash hand basin. Tiled flooring and walls. Double glazed frosted glass window. Central heating radiator. Dimplex fan heater. Mirrored bathroom cabinet. Shelved cupboard. Hatchway to the loft with pull down ladder.



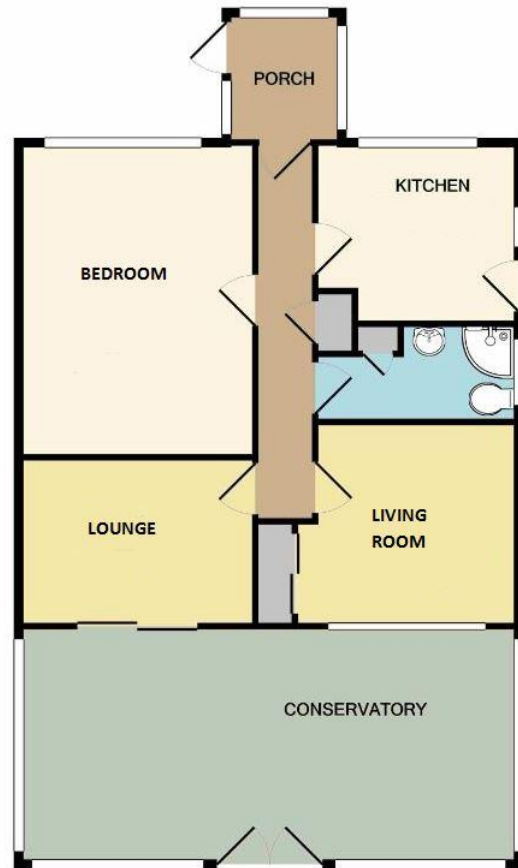
Outside

The property occupies a spacious plot with garden ground on all sides. Principally laid in lawn there are paved pathways and areas of paved patio with a range of mature shrubs and plants. To the front there is a driveway leading to the garage which is in a dilapidated condition but has its own power.

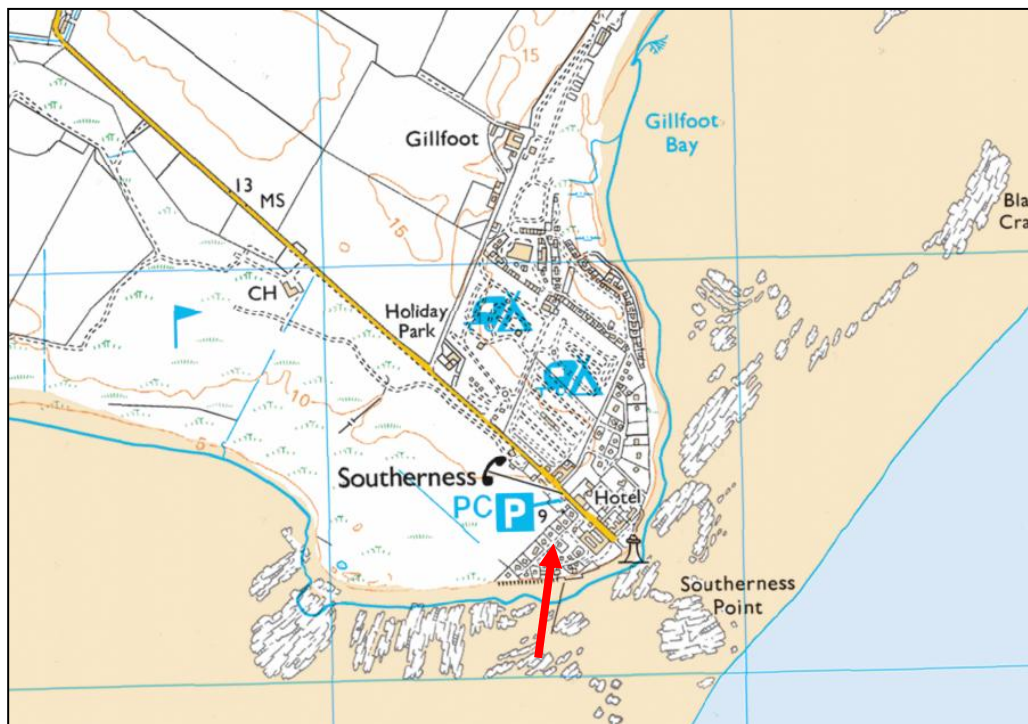


Notes

1. Services: Mains water and electricity. Shared private 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 8AZ
Council Tax Band B
EPC= E
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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