



**POLLOCK & MCLEAN**



Solicitors for you and your family  
Website – [www.pollockmclean.co.uk](http://www.pollockmclean.co.uk)

**4 WOODLANDS COURT,  
NEWBRIDGE, DUMFRIES, DG2 0LE**



Well presented linked House on corner plot located in the desirable residential area of Newbridge, Dumfries.

Accommodation consists of: Open Plan Lounge and Dining Room, Sitting Room, Kitchen, Utility Room, 3 Bedrooms, Shower Room, WC, Double Glazing, Gas Fired Central Heating, Integral Garage, Driveway, Garden.

**GUIDE PRICE £150,000**

## GENERAL

The residential area of Newbridge lies on the periphery of Dumfries on the doorstep of beautiful rural surrounding countryside but within easy reach of Dumfries town centre with all the amenities that it has to offer.

## DIRECTIONS

SEE ATTACHED MAP

## VIEWING

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

## THE ACCOMMODATION COMPRISES:-

### Entrance Hallway

Step up to main door to entrance hallway. Fitted carpet. Central heating radiator. Telephone point. 1 x 13 amp power point. Doors to WC, stairs and living room.

### WC

WC and wash hand basin. Vinyl flooring.

### Open Plan Lounge and Dining Room

#### Lounge

**15' X 14' 11"**

Large double glazed window to the front with fitted blinds. Gas fire on tiled hearth with brick surround and display shelving. Central heating radiator. Fitted carpet. Cornicing. TV aerial point. 4 x 13 amp power points.



#### Dining Room

**10' 5" X 9' 3"**

3 x 13 amp power points. Cornicing. Fitted shelving. Fitted carpet. Frosted glazed door and panel to the sitting room.



### Sitting Room

**11' 8" X 9' 8"**

Double glazed windows with fitted blind. Double glazed sliding door and panel with fitted blinds to patio area. Fitted carpet. TV aerial point. 4 x 13 amp power points. Central heating radiator. Cornicing.



### Kitchen

**10' 7" X 8' 7"**

Kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Double glazed window. Cooker included in sale. Partially tiled walls. The boiler is situated in this room. Cupboard with standing space. Tile effect vinyl flooring. 4 x 13 amp power points. Central heating radiator. Strip light. Door to the utility room.



### Utility Room

**6' 4" X 4' 5"**

Single drainer sink unit with shelving cupboard below. Plumbed for washing machine. Double glazed window. Partially tiled walls. Tile effect vinyl flooring. Central heating radiator. Door to the garage.

### Stair and Landings

From the main hallway stairs lead to the half landing with double glazed window with fitted blind. Fitted carpet included in sale. Two steps up to the main landing with hatchway to the loft. Cupboard which is partially shelved and houses the hot water tank.

### Bedroom 1

**11' 2" X 10' 4"**

Double glazed window with fitted blind. Central heating radiator. Fitted carpet. Double fitted wardrobe with hanging and shelving space. 2 x 13 amp power points.



### Bedroom 2

**13' 1" X 10'**

Double glazed windows with fitted blinds. Fitted carpet. Central heating radiator. Cornicing. Double fitted wardrobe with shelving space. 2 x 13 amp power points.



### Bedroom 3

**9' 9" X 8' 1" (At widest points)**

Double glazed window with fitted blind. Central heating radiator. Fitted wardrobe with hanging and shelving space. 2 x 13 amp power points. Fitted carpet.



### Shower Room

**6' 10" X 6' 10"**

Heat Store power shower electric shower unit in corner shower cubicle with laminate surround. WC and wash hand basin. Partially tiled walls. Central heating radiator. Vinyl flooring. Double glazed frosted glass window.



### Garage

**18' 8" X 11' 8"**

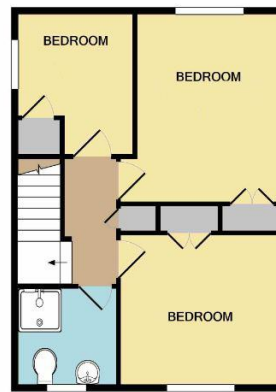
Up and over door with glazed window above. Double glazed window and UPVC door to the rear garden. Concrete flooring. 1 x 13 amp power point. Strip light. Store cupboard.

### OUTSIDE

To the front of the property is a block paved driveway with area laid in red chips with mature shrubs. A lawn area curves round the side to the property to the rear which is laid in lawn with paved patio area. Outside water faucet.



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 DG2 0LE  
Council Tax Band E  
EPC= E
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

**1 West Morton Street  
Thornhill  
DG3 5NE  
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Sanquhar  
DG4 6DT  
Tel:- 01659 50241  
Fax:- 01659 50443**

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Dumfries  
DG1 2AH  
Tel:- 01387 255666  
Fax:- 01387 251115**