



**POLLOCK & MCLEAN**



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

**9 RAECROFT AVENUE,  
COLLIN, DUMFRIES, DG1 4LP**



Detached Bungalow set in quiet cul de sac in desirable residential area of Collin, only a short drive from Dumfries.

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

**OFFERS OVER £130,000**

## DIRECTIONS

SEE ATTACHED MAP

## VIEWING

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

## THE ACCOMMODATION COMPRISES:-

### Main Hallway

Three steps up to the main door with double glazed frosted glass panel to the side leading to the main hallway. Central heating radiator. Hatchway to the loft. 6 x 13 power points. Telephone point. Airing cupboard which houses the hot water tank and is partially shelved. Frosted glazed panelled door with frosted glazed panels to either side to the open plan Lounge/Diner.

### Open Plan Lounge/Dining Room

#### Lounge

##### 15' 1" X 14' 3" (Approximately)

Double glazed windows to the front with fitted blinds. Freestanding wood effect gas fire on marble hearth. Central heating radiator. Fitted carpet. Ceiling cornicing. 7 power points. TV aerial point. Telephone point.



#### Dining Room

##### 9' 10" X 9'

Central heating radiator. Double glazed window to the rear with fitted blinds. Ceiling cornicing. Fitted carpet. 2 power points. Door to the kitchen.



#### Kitchen

##### 13' 5" X 9' (At widest points)

The kitchen has a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Integrated eye level oven and four burner gas hob with extractor fan above. Breakfast bar. Wood effect laminate flooring. Tiled splash back. Storage cupboard which is partially shelved. Double glazed window to the rear garden. 6 power points. Central heating radiator. Double glazed frosted glass panelled door to the rear garden. Door to the main hallway.



#### Bedroom 1

##### 12' 5" X 10' 9"

Measurements do not include the fitted wardrobes which run the length of one wall and have hanging and shelving space. Fitted drawer units and dressing table area. Central heating radiator. Two double glazed windows to the front. Fitted carpet. 7 power points. Walk in wardrobe with hanging and shelving space with its own light.





**Bedroom 2**  
**11' 1" X 9' 9"**

Double glazed window to the rear. Fitted wardrobe. Central heating radiator. TV aerial point. Telephone point. 3 power points. Fitted carpet.



**Bedroom 3**  
**10' 9" X 7' 11"**

Double glazed windows to the front. Central heating radiator. Fitted carpet. 3 power points.



**Bathroom**  
**7' 10" X 5' 5"**

Bathroom suite consisting of bath with Triton Sambada electric shower unit over with laminate surround. The walls are partially tiled and partially laminated. WC and wash hand basin. Wood effect laminate flooring. Central heating radiator. Double glazed frosted glass window.



**Garage**  
**21' 8" X 10' 5"**

Detached garage with up and over door and concrete flooring. 15 power points. Strip light. Selection of fitted shelving. Pedestrian door.

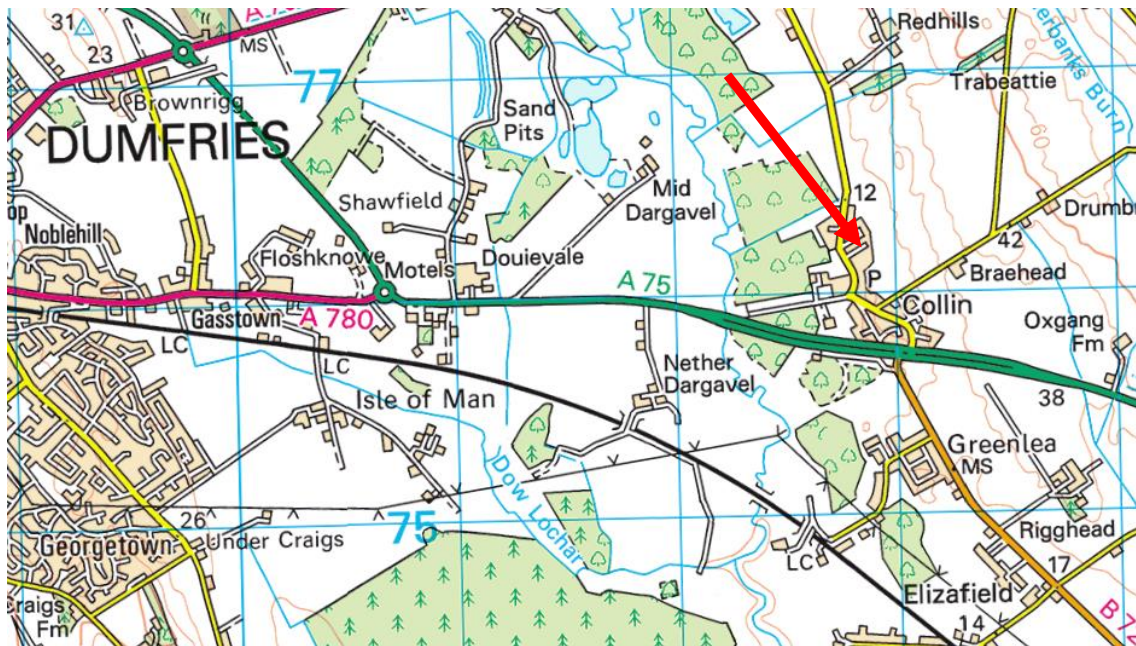
**Outside**

To the front there is a beautifully presented garden with landscaped lawn and flower beds with paved pathway leading to the main door. A driveway to the side leads to the garage. The garden to the rear has a paved patio area and areas of lawn and gravel with steps up to terraced garden area with flower beds and a selection of mature shrubs and plants. Outside light and water faucet. Greenhouse included in sale.





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

**1 West Morton Street  
Thornhill  
DG3 5NE  
Tel:- 01848 330207  
Fax:- 01848 331600**

**61 High Street  
Sanquhar  
DG4 6DT  
Tel:- 01659 50241  
Fax:- 01659 50443**

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