



POLLOCK & MCLEAN



Solicitors for you and your family
Website – www.pollockmclean.co.uk

**29 LAGHALL COURT,
KINGHOLM QUAY, DUMFRIES, DG1 4SY**



Well presented end terraced bungalow in move in condition set in quiet residential development in Kingholm Quay.

Accommodation consists of: Lounge, Kitchen, Bedroom, Shower Room, Oil fired Central Heating, Double Glazing, Gardens to front and rear.

OFFERS OVER £72,000

GENERAL

A SHORT DRIVE TAKES YOU TO DUMFRIES TOWN CENTRE WHICH HAS MUCH TO OFFER WITH THEATRES, RESTAURANTS, LESIURE COMPLEX AND HIGH STREET STORES.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Entrance Hallway

UPVC door to the main hallway with fitted carpet, central heating radiator, 2 x 13 amp power points and hatchway to the loft.

Lounge

14' 5" X 12' 3" (At widest points)

Spacious lounge with double glazed windows to the front with fitted blinds. Central heating radiator. TV aerial point. Telephone point. Fitted carpet. 6 x 13 amp power points. Shelved alcove with shelved cupboard below. Door to the bedroom.

Kitchen

9' 4" X 8'

Modern kitchen consisting of a wide range of fitted work tops, base units and wall cupboards. Integrated four burner electric hob with oven below and extractor fan above. Single drainer sink unit. Washing machine and fridge included in sale. Double glazed window with fitted blinds and UPVC door with double glazed frosted glass panel. Central heating radiator. 5 x 13 amp power points. Tile effect vinyl flooring. Large walk in cupboard with its own light, 2 x 13 amp power points and is partially shelved.



Bedroom

12' X 9' 4"

Measurements do not include the double fitted wardrobes with hanging and shelving space and the shelved cupboard. Double glazed window to the rear with blinds. Central heating radiator. Fitted carpet. 6 x 13 amp power points.



Outside

The garden to the front is laid principally in gravel for ease of maintenance with hedge borders and paved pathway to the front door. The garden to the rear is laid in areas of gravel, lawn and paved patio. Garden shed included in sale. Outside water faucet.



Shower Room

7' 10" X 4' 4"

Modern shower room with corner shower cubicle with Mira Sports electric shower unit and fully laminated walls, WC and wash hand basin. Vinyl wood effect flooring. Central heating radiator. Double glazed frosted glass window.

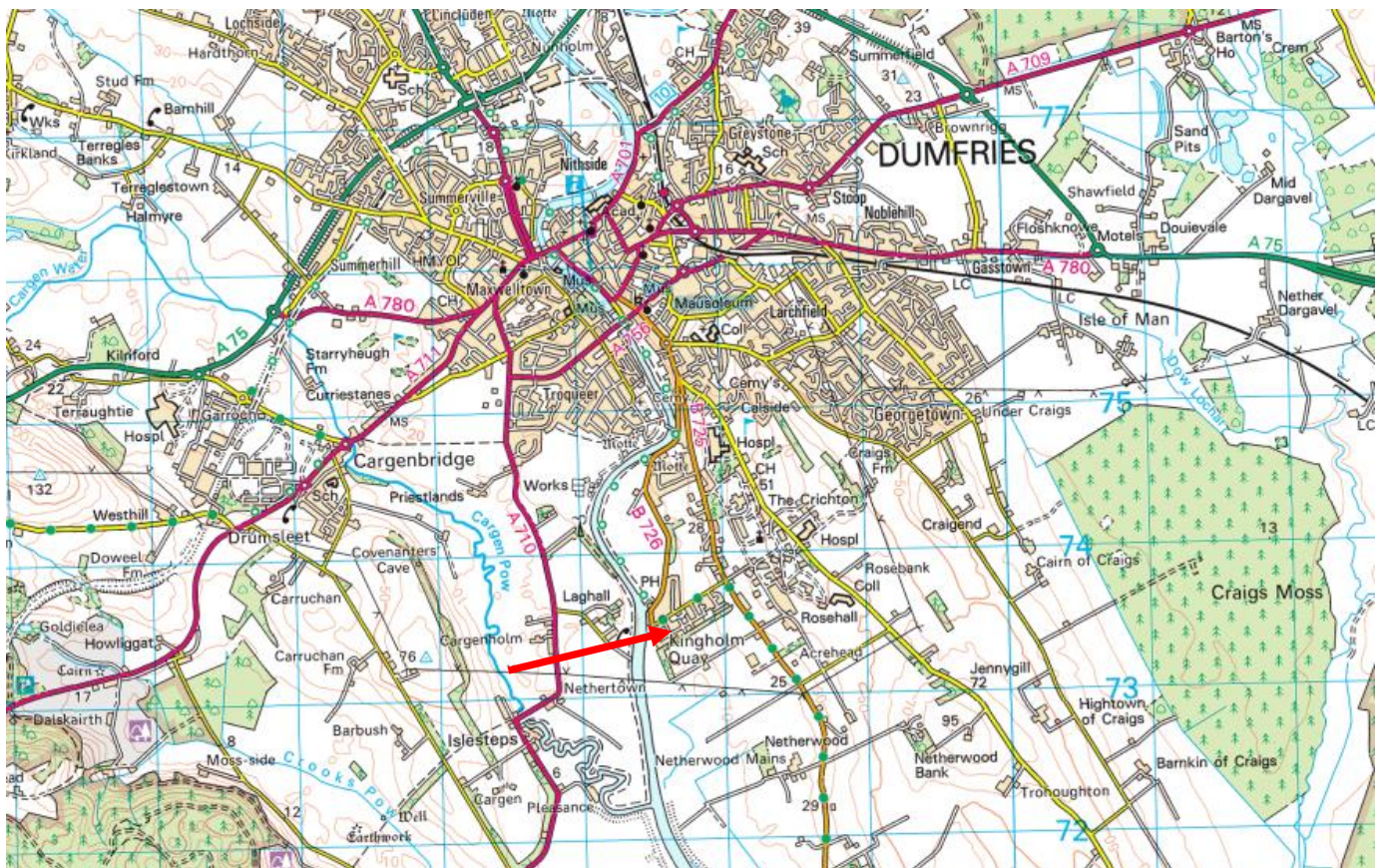


Notes

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 DG14SY
Council Tax Band A
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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