



POLLOCK & MCLEAN



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

**31 CARRICK ROAD,
DUMFIRES, DG2 9PY**



Mid terraced property close to local facilities and offering spacious accommodation consisting of: Living Room, Kitchen, 3 Bedrooms, Shower Room, Double Glazing, Gas Fired Central Heating, Off Street Parking, Garden.

OFFERS OVER £82,000

GENERAL

The property benefits from a wired in smoke alarm system.

Lochside has much to offer including a Primary and Secondary school, Library, Post Office and a variety of local shops.

DIRECTIONS

SEE ATTACHED MAP

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Main Hallway

UPVC door to entrance hallway with central heating radiator. 4 x 13 amp power points. Shelved cupboard. Cupboard which is partially shelved has standing space and which houses the meter. Fitted carpet. Understair cupboard. Door to rear hallway with door to the rear garden.

Living Room

14' 8" X 9' 7"

Double glazed windows to the rear with fitted blinds. Fitted carpet. Central heating radiator. Telephone point. TV aerial point. 6 x 13 amp power points.



Kitchen

13' 7" X 8' 9"

Spacious kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Integrated four burner electric hob with oven below and extractor fan above. Tiled splashback. Double glazed windows to the front with fitted roller blinds. Wood effect laminate flooring. Central heating radiator. 7 x 13 amp power points. Plumbed for washing machine.



Stairs and Upper Landing

From the main hallway stairs lead up to the main landing with stair and landing carpets included in sale. 2 x 13 amp power points. Storage cupboard which is partially shelved.

Bedroom 1

9' 10" X 8' 6"

Double glazed window to the front with fitted blinds. Central heating radiator. Fitted carpet. TV aerial point. 4 x 13 amp power points.



Bedroom 2

9' 5" X 8' 8"

Double glazed window to the rear with fitted blinds. Central heating radiator. Fitted carpet. TV aerial point. 3 x 13 amp power points. Door to walk in wardrobe measuring 8' 6" X 3' 9" and with fitted carpet, its own light and 1 x 13 amp power point.



Bedroom 3
8' 8" X 6' 7"

Double glazed window to the rear with fitted blinds. TV aerial point. Central heating radiator. Fitted carpet. 4 x 13 amp power points.

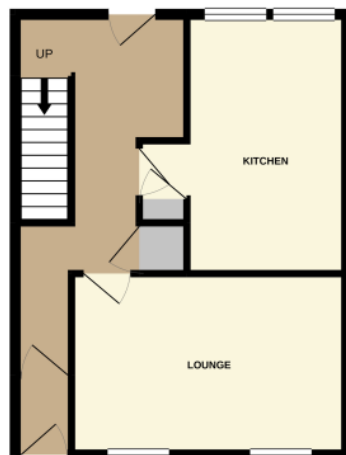


Shower Room
8' 8" X 4' 6"

Corner shower unit with mains shower. WC and wash hand basin in unit with fitted cupboards. Fully laminated walls. Tile effect laminate flooring. Double glazed frosted glass window with fitted roller blind. The boiler is situated in this room.



GROUND FLOOR



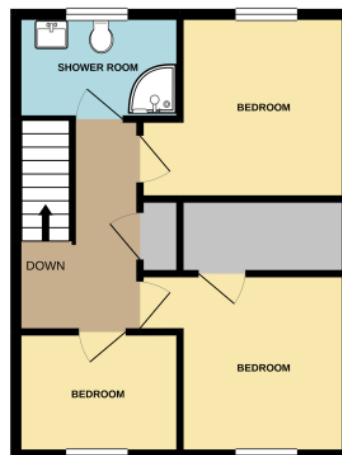
Outside

To the front there is a paved driveway, raised area in gravel and brick built store.

To the rear the garden is terraced with areas laid in artificial turf, paving and raised plant beds. Shared pedestrian access with Number 33 at the rear.



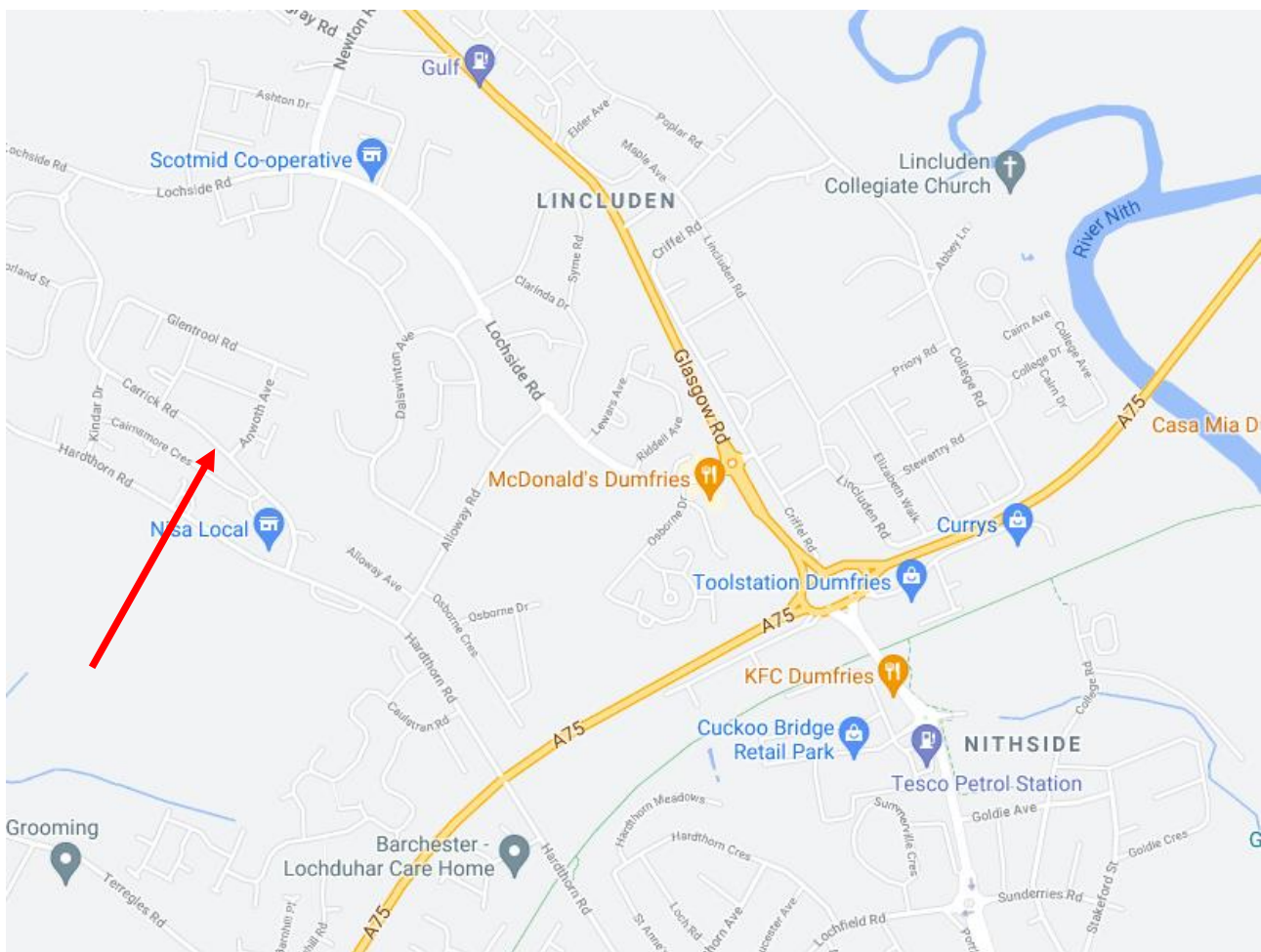
1ST FLOOR



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 9PY
Council Tax Band B
EPC= C
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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