



**POLLOCK & MCLEAN**



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

**80 BABBINGTON DRIVE,  
DUMFRIES, DG2 9NY**



Mid terraced house in good decorative order set in residential area with good access to local facilities.

Accommodation consists of: Living Room, Dining Kitchen, 2 Bedrooms, Bathroom, WC, Double Glazing, Gas Fired Central Heating, Driveway, Garden.

**OFFERS OVER £105,000**

## GENERAL

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:-

### Entrance Hallway

Main door with double glazed panel and double glazed panel to the side leading to the main hallway with storage cupboard with hanging and shelving space, tiled floor, central heating radiator, 2 x 13 amp power points and WC.

### WC

#### 7' 9" X 6' 4" (At widest points)

WC and wash hand basin. Tiled flooring. Storage cupboard. Extractor fan. Central heating radiator.



### Dining Kitchen

#### 22' 1" X 8' (Approximately)

Modern kitchen with a good range of work tops and base units. Wall cupboard. Single drainer sink unit. Double glazed windows and double glazed panelled door with panel to the side overlooking the rear garden. Two central heating radiators. Boiler. 11 x 13 amp power points. Tiled flooring. Strip light. The cooker is included in sale.



### Living Room

#### 13' 9" X 11' 2" (At widest points)

Double glazed windows to the front with fitted blinds. Central heating radiator. Telephone point. TV aerial point. Fitted carpet. 8 x 13 amp power points.



### Stair and Landings

From the main hallway stairs lead to a half landing with double glazed window. Further stairs lead to the main landing with landing and stair carpets included in sale. 2 x 13 amp power points. Hatchway to the loft. Shelved airing cupboard.

### **Bedroom 1**

**15' 6" X 11' 5" (At widest points)**

Measurements include the double fitted wardrobe with hanging and shelving space. Central heating radiator. Double glazed windows to the front. Fitted carpet. 8 x 13 amp power points.



### **Bedroom 2**

**15' X 12' 2" (At widest points)**

Measurements include the double fitted wardrobe with hanging and shelving space. Central heating radiator. Double glazed windows to the rear. Fitted carpet. 6 x 13 amp power points.



### **Bathroom**

**8' 4" X 6' 8"**

Bath with mains shower over, WC and wash hand basin. Double glazed frosted glazed window. Central heating radiator. Tiled flooring.



### **Outside**

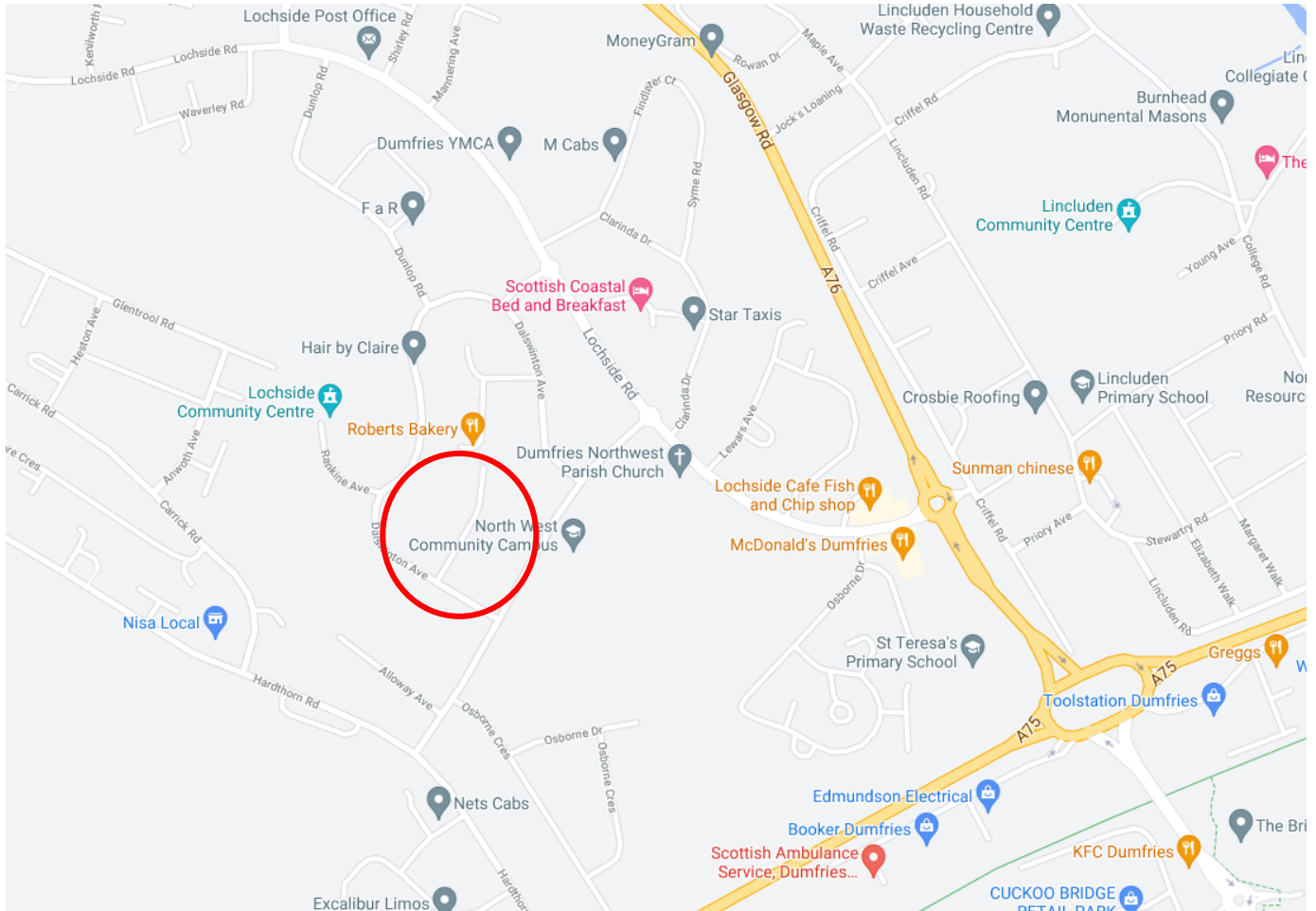
To the front the garden is laid in lawn with blocked paved driveway and brick bin store.

To the rear the garden has been laid principally in lawn with small paved patio area.



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



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