



POLLOCK & MCLEAN



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**LORNE VILLA,
31-33 JAMES STREET,
DALRY, KA24 5ET**



Semi detached house in need of some upgrading but with many beautiful features. Situated in the small Ayrshire town of Dalry this property would lend itself to the creation of a spacious family home or the potential for creating two flats subject to obtaining the relevant permissions from the Local Authority.

Accommodation consists of: Living Room, Dining Room, 4 Bedrooms (1 with Dressing Room), Kitchen, Bathroom, Shower Room, Double Glazing, Gas Fired Central Heating, Driveway, Garden.

OFFERS OVER £160,000

DIRECTIONS

SEE ATTACHED MAP

VIEWING

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

THE ACCOMMODATION COMPRISES:-

Entrance Vestibule and Hallway

Main door with single glazed panel above to the entrance vestibule with ceiling corncicing. Door through to the main hallway. Central heating radiator. 5 x 13 amp power points. Telephone point. Decorative corncicing.

Living Room

14' 2" X 13' 7"

Double glazed windows to the front with fitted blinds. Central heating radiator. Decorative ceiling rose and corncicing. Shelved cupboard. Gas fire on tiled fireplace. 6 x 13 amp power points. Fitted carpet.



Dining Room

16' 1" X 10' 7"

Double glazed window to the rear with fitted blind. Central heating radiator. Gas fire on tiled fireplace. Ceiling corncicing. 5 x 13 amp power points. Fitted carpet. Open doorway through to the kitchen.



Kitchen

10' 10" X 5' 7"

Worktops and base units. Single drainer sink unit. Boiler. Decorative tiled flooring. Double Glazed window with fitted blind. 6 x 13 amp power points. Central heating radiator. Door and double glazed frosted glass panel to the rear garden.



Bedroom 1

11' 9" X 11' (At widest points)

Double glazed window to the rear with fitted blind. Central heating radiator. 2 x 13 amp power points. Fitted carpet. Ceiling corncicing. Storage cupboard.



Shower Room
12' 10" X 2' 10"

Measurements include the shower cubicle with electric shower unit and tiled surround. WC and wash hand basin. Central heating radiator. Fitted mirror. Double glazed frosted glass window.

Hallway and Stairs

Off the main hallway there is a walk through cloakroom cupboard with hanging space to vestibule area which has another door to the outside and stairs to the upper floor. Double glazed frosted glass window. 2 x 13 amp power points. Stair and landing carpets included in sale. Door through to the main landing.

Upstairs Landing

Central heating radiator. Carpet. 2 x 13 amp power points. Decorative corning. Storage cupboard. Hatchway to the loft.

Bathroom
8' 2" X 7' 11"

Double glazed window with fitted blind to the front. Bath, WC and wash hand basin. Partially tiled walls. Fitted mirror. Frosted single glazed panel through to the stairway. Wall heater. Corning.



Bedroom 2
13' 11" x 13' 7"

Double glazed windows to the front with fitted blind. Tiled fireplace. Decorative ceiling rose and corning. 4 x 13 amp power points. Shelved cupboard. Telephone point.



Bedroom 3 (with dressing room)
16' 9" X 10' 9"

Double glazed window to the rear. Carpet. Gas fire on tiled fireplace. 6 x 13 amp power points. Off this room is a dressing room.



Dressing Room
10' 8" X 5' 6"

Double glazed window to the rear. Worktop with cupboards below. Sink unit. 4 x 13 amp power points. Carpet.

Bedroom 4
10' 11" X 8' 4"

Double glazed window to the rear. Tiled fireplace. Ceiling rose and corning. 4 x 13 amp power points. Alcove. Carpet.



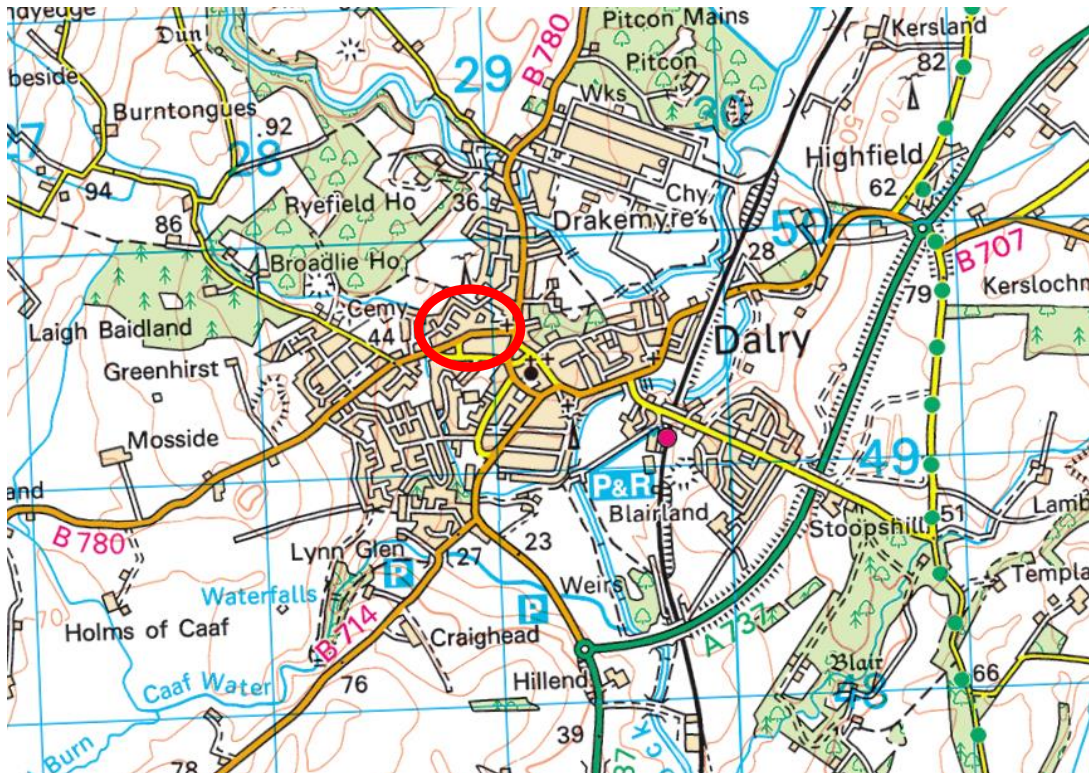
Outside

The front of the property benefits from a gravel driveway with gates through to the rear garden which is principally laid in lawn with gravel area and stone built outhouse. Mature shrubs and trees. 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 KA24 5ET
Council Tax Band E
EPC= D
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement



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