

5 Merrick Place, Dumfries, DG2 9QP

Offers Over £85,000



‘REDUCED PRICE’

Mid Terraced two bedroom house in a quiet cul-de-sac within two miles of Town Centre, situated in an established residential area near a range of local amenities including shops and schools and on a regular bus route. Gas central heating, double glazing and easily maintained gardens.



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Measurements (all approx.)

Living Room – 3.46m x 3.46m
 Rear Porch – 1.25m x 1.25m
 Shower Room – 1.98m x 1.7m

Kitchen – 2.69m x 2.67m
 Bedroom 1 – 4.42m x 2.89m
 Outbuilding – 2.04m x 0.98m

Dining Room – 3.58m x 2.58m
 Bedroom 2 – 4.19m x 2.59m



Accommodation comprises: Entrance hall with understairs cupboard with coat hooks and two further built-in cupboards. Living room with window to front, electric fire with marble hearth, wooden mantle and brick surround. Kitchen with wall and base units, integrated electric oven and 4 ring gas hob with extractor fan, washing machine, fridge and microwave included in the sale, sink and half with mixer tap and left hand drainer, part tiled, window to rear. Dining room with window to rear and door to rear porch giving access to the garden, table and chairs included in the sale. Stairs to first floor with hand rail and banister, on the landing there is a large built-in cupboard and an airing cupboard, loft hatch. Two good size bedrooms one front facing with two window and large built-in cupboard, second bedroom has a built-in cupboard housing the Potterton boiler. Wet room with W. C. Triton shower, and wash hand basin with mixer tap. The gardens to the front and rear are easily maintained laid to slab stones, some plants and shrubs. Outside tap to the rear and outbuilding with shelf.



THESE MEASUREMENTS ARE FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR ANY OFFER. THE SELLER MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THESE MEASUREMENTS. THE SELLER ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM THE USE OF THESE MEASUREMENTS.

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