

104 Lockerbie Road, Dumfries, DG1 3BL

Offers Over £38,500



Ground floor two bedroom flat ideally located on the Lockerbie Road making it only a short walk to Dumfries Town Centre and the Peel Shopping Centre. The property is ideally located for access to Dumfries High School and David Keswick Athletic Centre as well as local amenities. The property sits on a regular bus route and is within walking distance of Dumfries Train Station. Benefiting from Gas Central Heating, Double Glazing and Garden. In need of some upgrading and modernisation, this flat would be ideal for first time buyer, or buy-to-let opportunity.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
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Measurements (all approx.)

Living Room – 4.26m x 3.56m
 Bedroom 2 – 4.47m x 2.09m

Kitchen – 3.36m x 1.90m
 Bathroom – 2.18m x 1.85m

Bedroom 1 – 3.23m x 2.60m



Accommodation comprises:

- Entrance hall with two built-in cupboards one with plumbing for washing machine.
- Good size living room with window to front, fire place with brick surround and wooden mantel.
- Two double bedrooms one with built-in cupboard and both with windows to the side.
- Fitted kitchen with base units, sink with left hand drainer and mixer tap, two windows to side's, integrated oven and 4 ring hob.
- Bathroom with wash hand basin with mixer tap, W. C. and bath with shower. Window to rear.
 - Rear garden with clothes pole and outside tap.



“This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.”

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. All photographs have been taken using a wide angled lens.

