

128 Burntscarth Green,, Locharbriggs,
Dumfries, DG1 1XW

Fixed Price £95,000



'REDUCED PRICE'

Spacious mid-terraced two bedroom house is situated in the popular Locharbriggs area of Dumfries and is served well by a range of local amenities. Locharbriggs is approximately three miles from Dumfries town centre and is in an ideal location as there are regular local bus services to and from Dumfries itself and beyond. The property benefits from double glazing, gas central heating and gardens.



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Measurements (all approx.)

Entrance vestibule – 1.87m x 1.50m
Kitchen – 3.19m x 2.67m
Bedroom 2 – 4.09m x 3.25m

Living Room – 5.00m x 1.14m
Bathroom – 1.99m x 1.70m
Cupboard - 2.41m x 0.97m

Rear Hall – 2.69m x 1.81m
Bedroom 1 – 4.46m x 3.18m



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.

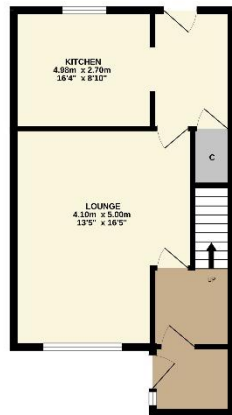


Accommodation comprises:

- Entrance vestibule with tiled floor and door leading to hall. Entrance hall with stairs to first floor and door to living room.
- Spacious bright living room with window to front and gas fire with wooden mantel, door to rear hallway.
- Rear hallway with space for a table and two chairs. Cupboard housing electrics and under stairs cupboard with shelves. Door to kitchen and rear garden.
- Kitchen with fitted wall and base units, integrated electric oven and four ring hob with extractor fan. Sink with vegetable preparation mixer tap and left hand drainer. Window to garden.
- Stairs to first floor with hand rail and banister. On the landing there is a loft hatch and doors to two bedrooms and bathroom.
- Bathroom with W. C., wash hand basin with mixer tap. Bath with shower, part tiled and window to rear.
- Bedroom one is a good sized room with window to rear and built-in cupboard with shelves.
- Bedroom two is a spacious room with window to the front with a good sized built-in wardrobe with hanging rail.
- Garden to the front and rear. Both easily maintained the front has a paved path and tone chips. The rear has a patio area, clothes line, outside tap and gate to the rear giving access to the public path.



GROUND FLOOR



1ST FLOOR



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