

113 Brooms Road, Dumfries, DG1 2DX

Offers Over £160,000



Spacious and immaculately presented 3/4 bedroom terraced house with gas central heating, double glazing and gardens. Only a short walk to Dumfries Town Centre, DG1 Leisure Centre, Supermarkets, Primary and High Schools and within walking distance of Dumfries Train Station.



**POLLOCK & MCLEAN**  
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU



**Measurements (all approx.)**

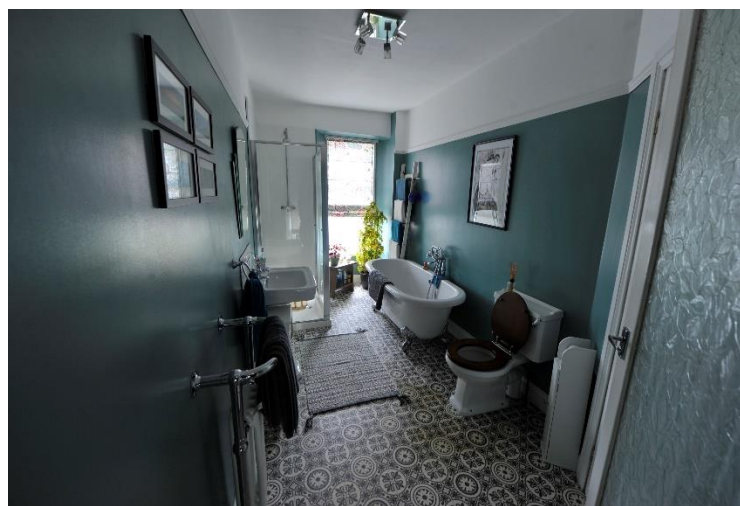
Entrance vestibule – 1.42m x 1.22m  
 Basement – 4.29m x 4.82m  
 Bedroom 1 – 4.73m x 4.15m  
 Bedroom 3 – 4.89m x 3.74m

Dining Room – 4.92m x 4.66m  
 Rear porch – 3.37m x 1.69m  
 Sitting Room – 4.12m x 3.79m

Kitchen/Dining Area – 5.34m x 4.11m  
 Bathroom – 4.37m x 2.03m  
 Bedroom 2 – 5.24m x 3.34m



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 door to hallway.
- Entrance hall with doors to dining room, kitchen, basement and stairs to first floor.
- Dining room which is a good size with window to front. Gas fire with decorative fireplace, wooden mantel and tiled hearth.
- Modern fitted kitchen/dining room, wall and base units. Integrated electric oven, gas hob and extractor fan. Integrated fridge and dishwasher. Sink with mixer tap and right hand drainer. Large window overlooking the garden.
- Stairs leading to basement, then hallway. Basement room with window to front, sink and Worcester boiler.
- Rear porch with worktops, space for tumble dryer and fridge. Door to garden.
- Curved staircase with cast iron candy spiral balustrades and wooden handrail leads to first floor and second floor. Window to rear. Door to sitting room, bedroom and bathroom.
- Modern family bathroom with free standing bath and separate shower cubicle. W. C. and wash hand basin. Window to front. Built-in cupboard with shelves.
- Spacious master bedroom with wood panelling and ceiling rose. Window to front.
- Bright sitting room with window to rear.
- Stairs to second floor with window to rear. One the landing doors to two bedrooms.
- Bedroom 2 bright room with three double door built-in wardrobes with hanging rail and shelf. Window to front
- Bedroom 3 is also a double bedroom with window to rear giving views over the garden.
- The front is laid to stone chips and bush.
- Beautifully presented private rear garden laid to lawn with decking area, patio area, shrubs and plants.

