

# 5 Terregles Road, Dumfries, DG2 9HE

## Offers Over £120,000



Deceptively spacious and modern terraced two bedroom house, benefitting from off-street parking, garden, double glazing and gas central heating. The property is within 15 minutes' walk from the town centre, and is conveniently placed for Schools, leisure amenities, including Maxwelltown Golf Course and Bowling Club and shopping opportunities at the Tesco Extra 24 hour store and Cuckoo Bridge Retail Park. Also offers easy access to the local hospital and bypass. Viewing is highly recommended.



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



Pollock & McLean  
41 Castle Street  
Dumfries  
DG1 1DU  
01387 255414

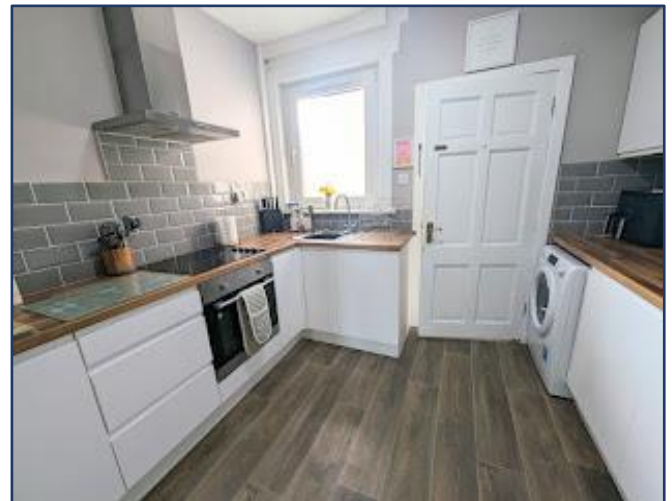


**Measurements (all approx.)**

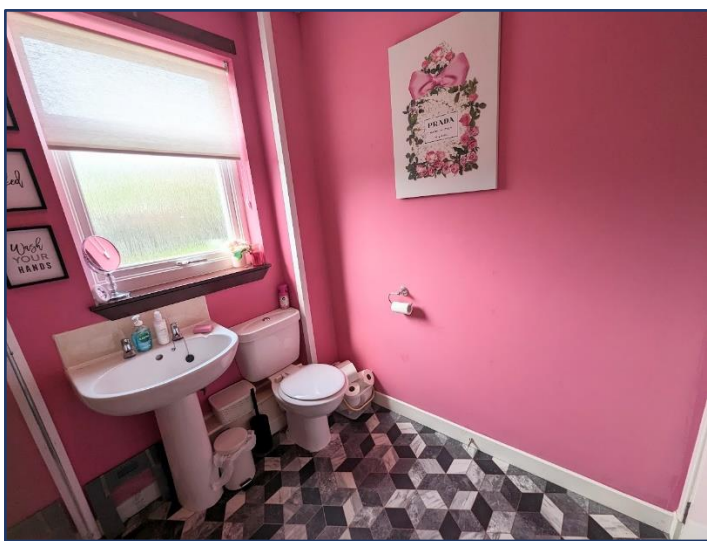
Entrance hall – 3.76m x 0.99m  
 Rear Hall – 1.79m x 1.09m  
 Bedroom 2 – 4.44m x 2.81m

Living Room/Dining Room – 6.36m x 3.66m  
 Shower Room - 2.29mx 2.07m  
 Bathroom – 1.93m x 1.69

Kitchen – 3.04m x 2.43m  
 Bedroom 1 – 3.72m x 2.88m  
 Attic Room – 4.52m x 3.56m

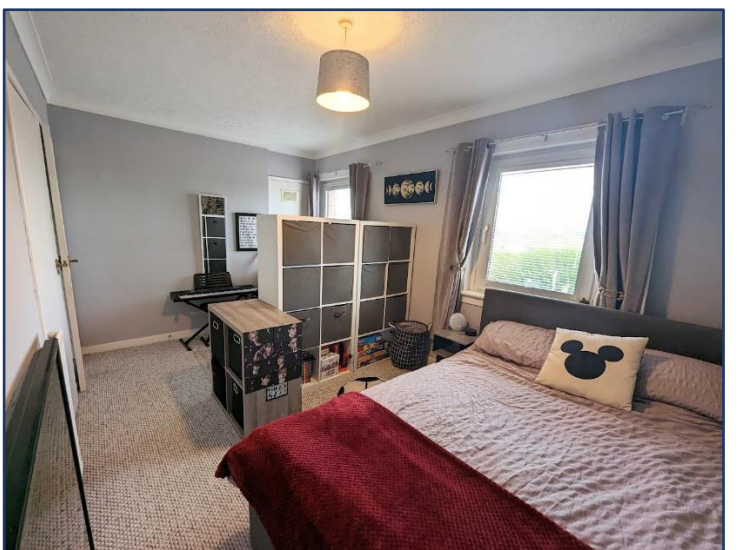
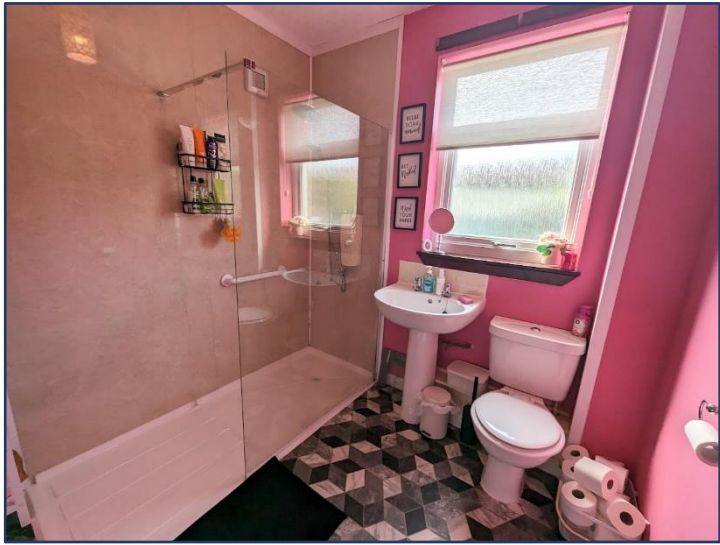


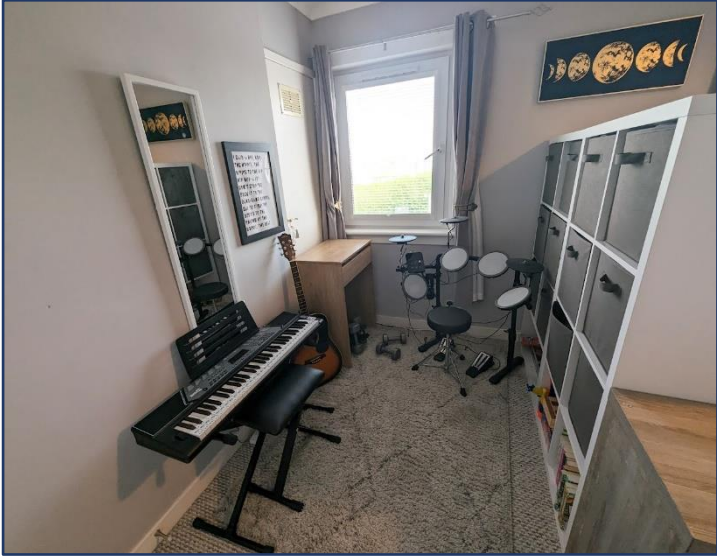
These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.



Accommodation comprises:

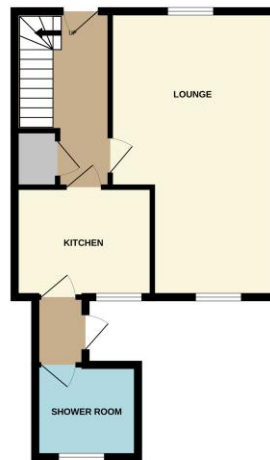
- Entrance hallway with under stair cupboard with coat hooks and electrics. Doors to living room/dining room, kitchen and stairs to first floor.
- Bright and spacious living room/dining room with dual aspect windows to front and rear. Gas fire with decorative fireplace and marble hearth. Shelved alcove,
- Modern fitted kitchen with wall and base units. Integrated electric oven and hob with extractor fan. Sink with mixer tap and right hand drainer. Part tiled. Plumbed for washing machine and space for fridge freezer. Window to rear.
- Rear hallway with worktops and wall units. Doors to rear and shower room.
- Shower room with W. C., wash hand basin and shower with Thermostatic mixed shower. Part splashback and window to rear.
- Stairs to first floor with hand rail and bannister. Doors to two bedroom and bathroom. Loft hatch.
- Bathroom with W. C., wash hand basin and bath. Fully tiled and window to rear.
- Bedroom 1 which is a good size room with window to rear. Two double door built-in cupboards with hanging rail and shelf.
- Bedroom 2 spacious room with two windows to the front. Built-in cupboard with hanging rail and shelf. Further built-in cupboard with shelves and housing boiler.
- Attic room with pulldown ladder. Great size room with Velux window to rear.
- Front of the property has off street parking. Path leading to the front door.
- Good size rear garden with patio area's, synthetic turf and shed. Clothes whirly. Outside tap.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, heights, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The general appearance and appearance shown have not been tested and no guarantee as to their condition or reliability can be given.  
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