

14 Grennan Road, Penpont, DG3 4BS

Offer Over £130,000



Spacious semi-detached three bedroom house benefiting from double glazing, garden and part electric heating. Situated in the quiet picturesque village of Penpont. Approximately 3 miles from Thornhill and 16 miles north of Dumfries. The village has a newsagents/general store, Primary School and Pre School.



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Measurements (all approx. & longest & widest)

Entrance Hall – 4.87m x 1.97m
 Rear Hall – 1.58m x 0.97m
 Bedroom 2 – 3.61m x 3.59m

Living Room – 4.57m x 3.77m
 Wet Room – 1.95m x 1.66m
 Bedroom 3 – 3.04m x 2.58m

Kitchen – 3.46m x 2.77m
 Bedroom 1 – 4.63m x 3.02m



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:

- Good size entrance hall, coat hooks and cupboard housing electrics. Doors to living room, kitchen, wet room and stairs to first floor.
- Bright living room, window to front. Alcove with shelf and cupboard. Electric fire with brick surround, tiled hearth and wooden mantel.
- Fitted kitchen with wall and base units, sink with mixer tap and left hand drainer. Window to rear, plumbed for washing machine. Integrated electric over and hob with extractor fan.
- Rear hallway with built-in cupboard with shelves. Door to garden.
- Newly fitted wet room with Triton shower, W. C. and wash hand basin with mixer tap. Window to rear and part splashback.
- Stairs to first floor with hand rail and bannister. Window to front. Loft hatch. Built-in cupboard with shelves.
- Bedroom 1 is a spacious bedroom with window to front.
- Bedroom 2 is also a double with window to rear. Built-in wardrobe with hanging rail and shelf.
- Bedroom 3 with window to rear. Built-in wardrobe with hanging rail and shelf.
- Spacious gardens to the front side and rear. Lawn, stone chips, plants and shrubs. Clothes whirly. Shed.





