

10 Charnwood Road,  
Dumfries, DG1 3AG

Offers Over £195,000





Impressive three bedroom semi-detached family home, benefits from partial gas central heating, partial double glazing and gardens. In close proximity to Noblehill Primary School, and with a wider choice of primary and secondary schools nearby. Within walking distance of Dumfries Town Centre and both University and College campuses. The property offers convenient access to the local hospital and to the A75 Dumfries bypass with routes east and west.





Entrance vestibule with stained glass window to side. Door to hallway  
Large hallway under stairs cupboard, coat hooks and stained glass window to side. Door to sitting room, living room and stairs to first floor.

Bright sitting room with bay window to the front. Fireplace with tiled hearth and mantle (gas fitting).  
Living room which is a good size with windows and door to rear. Gas fire with wooden mantel. Built-in cupboard with shelves.





Modern fitted kitchen with wall and base units. Sink with mixer tap and right hand drainer. Integrated electric oven and hob with extractor fan. Window to side and front. Loft hatch.

Side hall with door to garden and walk-in pantry with shelves, window to side and Baxi boiler.

Dining room with patio doors to garden. Could be used as a bedroom with en-suite.

Wet room with W. C., wash hand basin and shower. Tiled floor. Window to side.





Stairs to first floor with hand rail and bannister. Large window to the side. On the landing there are doors to shower room and three bedrooms. Loft hatch to floored loft with window.

Shower room with shower cubicle with Mira shower, W. C. and wash hand basin with mixer tap. Part waterproof splashback. Window to side.

Bedroom 1 is a bright double bedroom with window to rear. Built-in cupboard with water tank.

Bedroom 2 is also a double bedroom with window to the front. Built-in cupboard with shelves.

Bedroom 3 is a single with window to front.





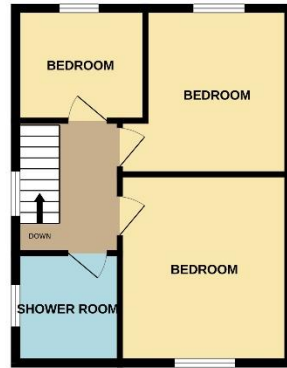


Front garden laid to stone chips and shrubs. Path to the side leading to the rear. Rear garden is a good side, patio area, clothes whirly. Shed. Various plants shrubs and bushes.



GROUND FLOOR

1ST FLOOR



Measurements –

Entrance vestibule – 1.80m x 1.07m

Entrance hall – 4.65m x 1.81m

Sitting Room – 5.11m x 3.62m

Living Room – 4.12m x 3.22m

Kitchen – 4.06m x 2.44m

Side hall – 1.08m x 1.05m

Dining Room – 3.91m x 3.52

Wet Room – 3.95m x 1.39

Shower Room – 2.44m x 1.90m

Bedroom 1 – 4.13m x 3.15m

Bedroom 2 – 4.28m x 2.88m

Bedroom 3 – 3.09 x 2.23m

Whilst every attempt has been made to ensure the accuracy of the footnotes contained here, measurements of floors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 52029

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.

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