

12 Elizabeth Walk, Dumfries, DG2 0PY

Offers Over £115,000



Spacious mid-terraced three bedroom house which is situated in a well-established residential area near a range of local amenities including shops, North West Campus, larger retail and on a bus route to Town Centre. The property benefits from double glazing, gas central heating and gardens.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



WWW.POLLOCKMCLEAN.CO.UK

Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU



Measurements (all approx.)

Entrance Hall – 1.93m x 1.29m
Bathroom – 2.17m x 1.95m
Bedroom 3 – 3.70m x 2.73m

Living Room – 6.01m x 3.50m
Bedroom 1 – 2.75m x 2.46m

Kitchen – 3.76m x 2.23m
Bedroom 2 – 5.18m x 3.08m



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 hall with undertairs cupboard and doors to living room, kitchen and stairs to first floor.
- Bright living room with window to front and rear. Living flame gas fire with wooden mantle and marble hearth.
- Fitted kitchen with wall and base units. Sink with mixer tap and right hand drainer.. Cupboard housing Worcester boiler. Part Tiled. Window and door to rear.
- Stairs to first floor with handrail. On the landing there is a loft hatch, two built-in cupboards and doors to three bedrooms and shower room.
- Master bedroom is a large bright room with two windows to the rear. Fitted wardrobes, cupboard and drawers.
- Bedroom two single bedroom with window to the front and built-in cupboard.
- Bedroom three is a double with window to front.
- Bathroom with wash hand basin, W. C., and bath with shower. Part tiled. Window to rear.
- The front garden is laid to lawn. There is an alleyway to the side which is shared with the neighbour. Rear garden easily maintained laid to patio. Large workshop with power and lights. Windows and door to garden. Outside tap. Shed with power and lights.



