

8 Grennan Road, Penpont, DG3 4BS

Offers Over £105,000



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.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY

WWW.POLLOCKMCLEAN.CO.UK



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



Entrance hall – 3.17m x 2.63m
Rear Porch – 3.39m x 1.66m
Bedroom 2 – 4.65m x 3.53m

Measurements (all approx.)
Living Room – 5.17m x 3.38m
Bedroom 1 – 3.28m x 3.19m
Bedroom 3 – 4.63m x 2.91m

Kitchen/Dining Room – 6.57m x 3.35m
Bathroom – 3.16m x 1.77m



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, cupboard housing electrics. Under stairs cupboard. Doors to living room, bedroom, bathroom and stairs to first floor.
- Bright living room with patio doors to garden. Fireplace with brick surround and wooden mantle.
- Spacious kitchen/dining room, fitted kitchen with wall and base units, sink with mixer tap and left hand drainer. Windows to side, rear and porch.
- Rear porch with windows and door to garden.
- Family sized bathroom with corner bath, shower cubicle, wash hand basin and W. C. Window to side. Fully splashback.
- Bedroom one is a double downstairs bedroom with window to front. Built-in cupboard with hanging rail and shelf.
- Stairs to first floor with hand rail and Velux window to the front. Airing cupboard. Doors to two bedrooms.
- Bedroom two is a spacious bedroom with window to the rear and built-in cupboard with hanging rail and shelf.
- Bedroom three is also a double bedroom with window to rear. Built-in cupboard with hanging rail and shelf.
- Large garden to the front and rear. Front laid to stone chips with space to park a couple of cars. Rear garden is laid to lawn with clothes poles and patio area.



