

24 Mosspark Road, Dumfries, DG1 4EE

Offers Over £180,000



Beautifully presented and spacious 2 bedroom detached house in the much sought after area of Georgetown, with off-street parking, gardens, gas central heating and double glazing. In close proximity to Georgetown Primary School, children's play park, Gillbrae Doctors and Pharmacy 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.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU



Measurements (all approx.)

Entrance hall – 2.01m x 1.08m
Bathroom – 1.87m x 1.69m
Box Room – 2.02m x 1.89m

Living Room – 4.52m x 3.45m
Bedroom 1 – 3.30m x 2.44m

Kitchen – 4.41m x 2.82m
Bedroom 2 – 4.06m x 2.43m



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 double doors to living room and stairs to first floor.
- Bright living room with window to front.
- Kitchen/diner with modern fitted kitchen with wall and base units. Integrated electric oven and grill, five gas rings with extractor fan. Two window to rear and door to garden.
- Stairs to the first floor with hand rail and banister on the landing there is a window to side, loft hatch. Doors to bathroom and 3 bedrooms. Cupboard housing boiler with shelves.
- Bathroom with W. C., Wash hand basin with mixer tap and bath with shower. Part splashback. Window to rear.
- Bedroom one is a double bedroom with window to the rear.
- Bedroom 2 is a good size double with the window at the front.
- Box room/study with window to the front.
- Off street parking to the front and lawn. Large rear garden which is laid to lawn with some shrubs and bushes. Shed and outside tap.

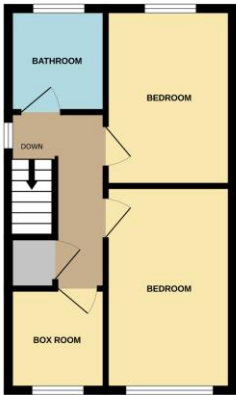
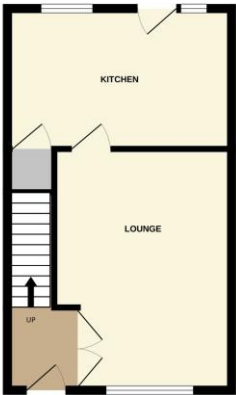




GROUND FLOOR



1ST FLOOR



While every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property. The services, systems and equipment shown here are for general information and no guarantee is made with respect to their condition or performance.