81 Lincluden Road, Dumfries, DG2 0PT

Offers Over £130,000

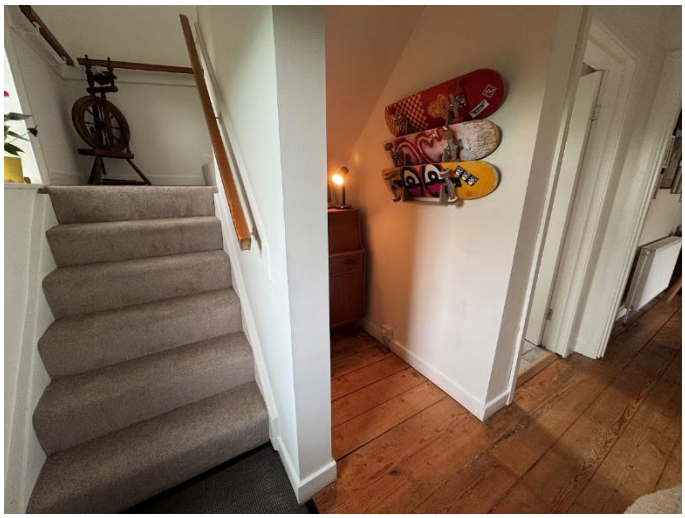


This deceptively spacious semi-detached four bedroom house which is situated in a popular area of Dumfries and is served well by a range of local amenities including shops, primary schools and High school. The property benefits from double glazing, gas central heating and good size garden and off street parking.

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41 Castle Street
Dumfries
DG1 1DU
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Measurements (all approx.)

Entrance hall – 3.30m x 2.55m
Kitchen – 5.16m x 2.37m
Bedroom 3 – 3.86m x 3.52m

Living Room – 4.47m x 3.87m
Landing – 4.41m x 1.64m
Bedroom 4 – 3.51m x 3.33m

Bedroom 1 – 3.35m x 3.25m
Bedroom 2 – 3.52m x 3.27m
Bathroom – 2.15m X 1.52m





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.

EPC = D

Council Tax Band = C







Accommodation comprises:

- Entrance hall with doors to living room, bedroom 1/dining room, kitchen and stairs to first floor.
- Living room with multi-fuel stove and wooden effect beam. Alcove. Window to the front.
- Bedroom 1/dining room with window to the front and built-in cupboard with shelves.
- Fitted kitchen with base units and shelves. Integrated electric oven and gas ring hob. Double sink with mixer tap and left hand drainer. Window to rear and door to garden.
- Stairs to first floor with hand rail, window to the side. On the landing there is doors to three bedrooms and bathroom. Window to the side. Loft hatch with ladder.
- Bedroom two is a bright double bedroom with window to the front.
- Bedroom three is a spacious double with window to the front.
- Bedroom four is also a double bedroom with window to the rear.
- Bathroom with W. C., wash hand basin and bath with shower. Fully tiled and window to rear.
- Off street parking to the front. Good size rear garden which is laid to lawn, patio area, shed and greenhouse. Plants and shrubs.

































