

3 LEWARS AVENUE, LOCHSIDE, DUMFRIES, DG2 0LS

This end-terraced dwellinghouse is situated on the south side of the Lochside residential estate. There are local shops nearby and a regular bus service runs into Dumfries Town Centre. The accommodation, which is in good decorative order, comprises entrance hall, living room/dining room and kitchen on the ground floor with three bedrooms, and bathroom on the first floor. The property benefits from gas central heating and double glazing throughout.

Accommodation comprises:

Entrance Hall

2.74m x 1.39m or thereby. Hardwood front door. Access to living room and kitchen. Fitted carpet. Central heating radiator. One single power point. Pendant light fitting.

Living Room/Dining Area

6.8m x 3.1m or thereby. Large double glazed window to front. Patio doors to rear garden. Vertical blinds to front. Fitted carpet. Two central heating radiators. Television point. Telephone point. Two single and three double power points. Two pendant light fittings.



Kitchen

5.27m x 2.91m or thereby. Double glazed window and door to rear. Fitted floor and wall units affording ample storage space. Stainless steel sink with single drainer and hot and cold mixer tap. Decorative tiled area above work surfaces. Electric stove. Plumbed for automatic washing machine. Larder cupboard and separate cupboard housing electric meter. Central heating radiator. Three double and one single power points. Central heating programmer. Fluorescent ceiling light. Fitted carpet.



Stairs

Carpeted stairs with wooden banister leading to first floor accommodation.

Upper Floor Landing

2.81m x 0.08m or thereby. Fitted carpet. Hatch to partially floored loft. One single power point. Ceiling light fitting. Large walk-in cupboard with light.

Bedroom 1

3.57m x 3.09m or thereby. Double glazed window to front. Vertical blinds. Central heating radiator. Pendant light fitting. Large walk-in cupboard with louver doors and hanging rails. Two single power points.

Bedroom 2

3.62m x 3.16m or thereby. Double glazed window to rear. Fitted carpet. Central heating radiator. Ceiling spotlight fitting. Two single power points.

Bedroom 3

2.31m x 1.77m or thereby. Double glazed window to front. Fitted carpet. Ceiling light fitting with shade. Central heating radiator. One double power point.

Bathroom

2.31m x 1.83m or thereby. Patterned double glazed window to rear. Three piece coloured suite comprising bath, pedestal sink and WC. Tiled splash back round bath. Bathroom cabinet. Spotlight fitting. Central heating radiator.

Outside

Slabbed driveway.
Slabbed paths to front door.
Pathway round side of property.
Paved patio area to rear.
Lawn area.
Stone clothes poles.
Block wall with gate leading to back path.

**Additional Information**

The property is subject to right of access in favour of neighbour for wheelie bin.

Viewing

Strictly by appointment through the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries, Tel: (01387) 255695.

Council Tax

Band B

Offers

Offers in the Region of £82,000 are invited.

Home Report

A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr Property Department for details of how to obtain a copy.

Note

The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest or indeed any offer.

Note:**The Property Misdescriptions Act 1991**

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical or other equipment mentioned in these particulars have been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.