

**30 MARGARET WALK, LINCLUDEN, DUMFRIES, DG2 0QQ**

Well maintained mid-terraced property presented in walk-in condition and offering well proportioned living accommodation which comprises: Vestibule, Lounge, Modern Fitted Kitchen with Dining Area, Two Double Bedrooms and Bathroom. The property benefits from double glazing and electric heating. The front of the property is laid mainly in gravel. There is an enclosed garden to the rear comprising lawn and patio areas.

The property is situated close to local amenities and is a short walk from Lincluden Primary School. A regular bus service runs to and from Dumfries Town Centre.

**Accommodation:-**

**Vestibule** Laminate flooring. Ceiling light fitting. Coving. Patterned glazed door giving access to:-

**Lounge** **4.76m x 3.90m (15'0" x 12'11" or thereby).** Double glazed window to the front with Venetian blinds, curtains and curtain pole. Laminate flooring. Modern wall mounted electric fire. Two electric radiators. Ceiling light fitting. Television point. Power points.



**Glazed double doors leading to:-**

**Kitchen** **4.76m x 3.40m (15'0" x 11'0" or thereby).** Modern fitted kitchen comprising base, wall and drawer units. Integrated ceramic hob with "Chimney" style cooker hood, double electric oven, microwave, fridge and freezer. Stainless steel sink with single drainer and mixer tap. Decorative tiling above black marble effect work surfaces. Plumbing for automatic washing machine. Large built-in storage cupboard. Two ceiling spotlight fittings. Ample space for dining table and chairs. Double glazed window to the rear. Patterned double glazed door giving access to the rear garden.



**Open wooden stairs leading from Lounge to First Floor Landing.**

**Bedroom 1**

**3.79m x 2.67m (12'0" x 8'0" or thereby).** Access from landing. Double glazed window to the rear with curtains and curtain pole. Fitted carpet. Ceiling light fitting. Power points.



**Bedroom 2**

**3.79m x 3.65m (12'0" x 11'11" or thereby).** Access from landing. Double glazed window to the front with curtains and curtain pole. Built-in double wardrobes with mirrored doors. Fitted carpet. Electric storage heater. Ceiling light fitting. Power points.

**Bathroom**

Access from landing. Patterned double glazed window to the rear. Three piece white suite comprising bath with shower over and shower screen, pedestal wash hand basin and WC. Fully tiled walls. Tiled floor. Ceiling spotlight track.

**Outside**

Garden area to the front laid mainly in gravel. Enclosed easily maintained garden to the rear comprising lawn and patio areas. Outhouse/store to the rear.

**Viewing**

Strictly by appointment through the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries. Tel: (01387) 255695.

**Offers**

Offers in the Region of £80,000 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 1981**

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 items 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.