OFFERS IN THE REGION OF £105,000

EPC – E
**70 LOCKERBIE ROAD, DUMFRIES, DG1 3BL**

This END TERRACED dwellinghouse is situated within walking distance of Dumfries Town Centre and Railway Station and is well placed for easy access to all amenities such as schools, shops and leisure activities. The accommodation, over two floors, provides accommodation comprising: Entrance Vestibule, Hallway, Living Room, Dining Room and Kitchen on the ground floor with Two Double Bedrooms and Bathroom on the first floor. The property benefits from double glazing and gas central heating. There is a paved patio area to the rear along with a south facing shared garden area/drying green.

**Accommodation comprises:**

<table>
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<tr>
<th>Area</th>
<th>Description</th>
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<tr>
<td><strong>Entrance Vestibule</strong></td>
<td>External door. Laminate flooring. Ceiling light. Coat hooks. Partially glazed door leading to:</td>
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<tr>
<td><strong>Hallway</strong></td>
<td>Laminate flooring. Ceiling light fitting. Central heating radiator.</td>
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<tr>
<td><strong>Living Room</strong></td>
<td>4.10m x 3.77m (13’05” x 12’04” or thereby. Double glazed window to the front with vertical blinds. Laminate flooring. Gas fire set on marble hearth with wooden surround. Coving. Ceiling light and wall lights. Central heating radiator.</td>
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<tr>
<td><strong>Dining Room</strong></td>
<td>3.94m x 3.75m (12’11”x 12’03”) or thereby. Double glazed window to the rear with vertical blinds. Laminate flooring. Built-in storage cupboard. Ceiling light fitting. Central heating radiator.</td>
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Rear Hall
Access from Dining Room. Storage cupboard housing central heating boiler. Tiled floor and steps leading to:

Kitchen
3.09m x 2.81m (10'01” x 9'02”) or thereby. Double glazed window to the rear. Fitted base, wall and drawer units. Integrated gas hob, electric oven and extractor. Stainless steel sink with 1½ bowls and mixer tap. Plumbing for automatic washing machine. Tiled floor. Two ceiling lights. Central heating radiator. External door leading to rear of the property.

Carpeted stairs from Hallway leading to First Floor:-

Landing
Bedroom 1

4.15m x 2.82m (12’07” x 9’03”) or thereby. Double glazed window to the front with vertical blinds. Laminate flooring. Coving. Ceiling light fitting. Central heating radiator.

Bedroom 2

3.91m x 2.82m (12’10” x 9’03”) or thereby. Double glazed window to the rear with vertical blinds. Laminate flooring. Ceiling light fitting. Central heating radiator.

Bathroom

Patterned double glazed window to the front with vertical blinds. Three piece white suite comprising bath with shower over and shower screen, pedestal wash hand basin and WC. Chrome ladder heated towel rail/central heating radiator. Ceiling spotlights. Laminate flooring.

Outside

Paved patio area to the rear.
South facing shared garden/drying green to the rear.
Small gravel area to the front.
Viewing

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

Offers

Offers in the Region of £105,000 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.

EPC

The Energy Performance Rating is E.

Closing Date:

Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed.

Note:

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.