

BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

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14 KNOWEHEAD ROAD, LOCHARBRIGGS, DUMFRIES

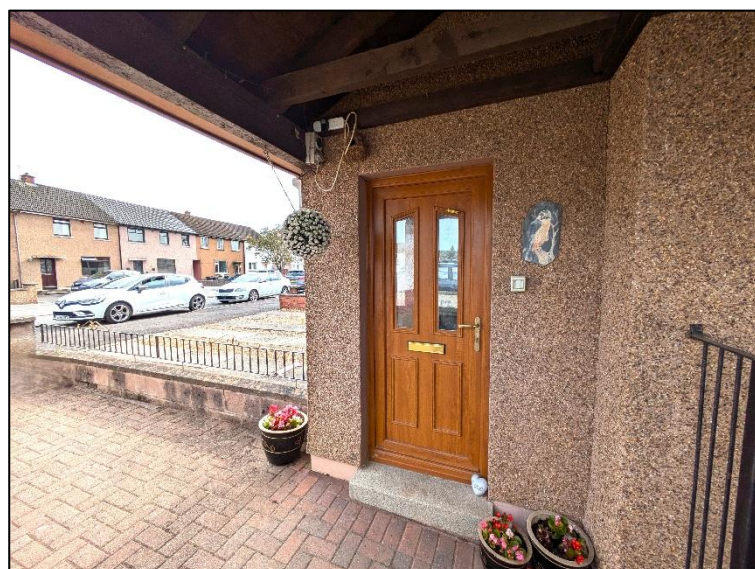


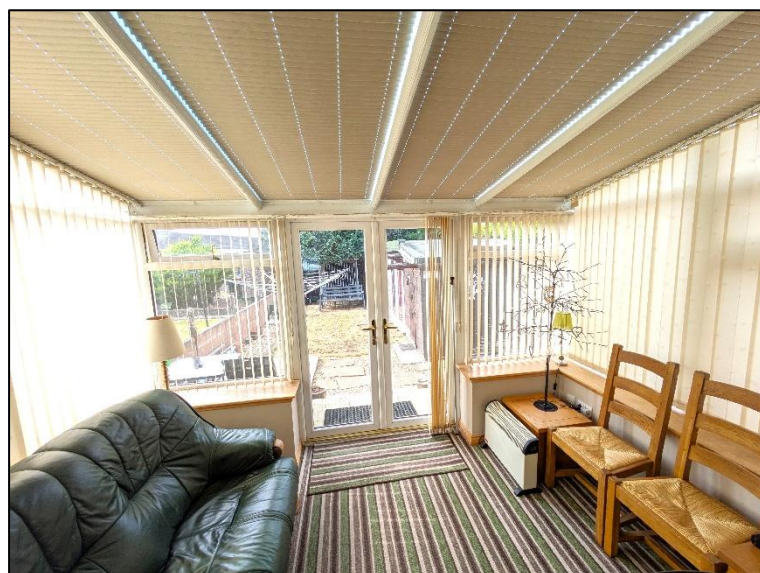
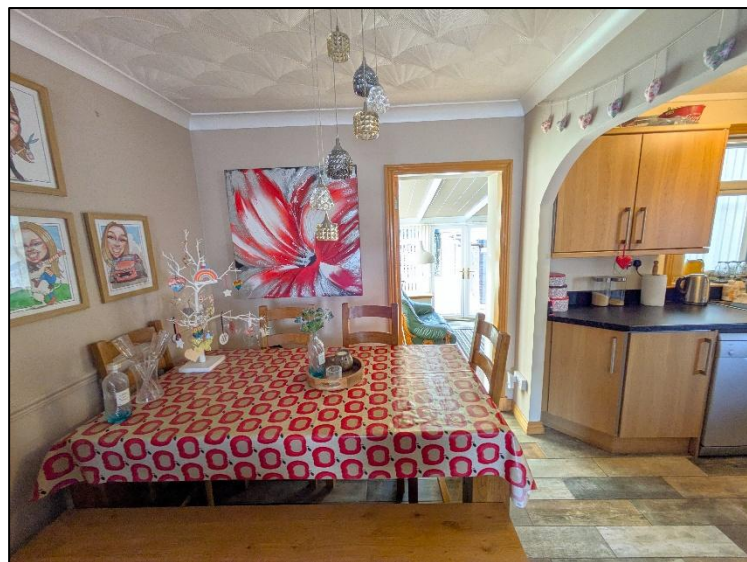
Deceptively spacious end terraced house, with 2 bedrooms (1 room currently sub-divided into two rooms) situated in popular residential area of Locharbriggs, towards the outskirts of Dumfries. Ideal for first time buyers or family home. With ease of access to Primary Schools, Nursey, Shops, Post Office, Doctors Surgery/Pharmacy, Library, Cycle Path and bus links to Dumfries Town Centre. Accommodation consists of: Entrance Vestibule, Hallway, Lounge/Dining area, Kitchen and Conservatory. 2 bedrooms (1 room currently sub-divided into two rooms) and Shower Room. Garden & Driveway. Double Glazing and Gas Central Heating.

OFFERS OVER £130,000

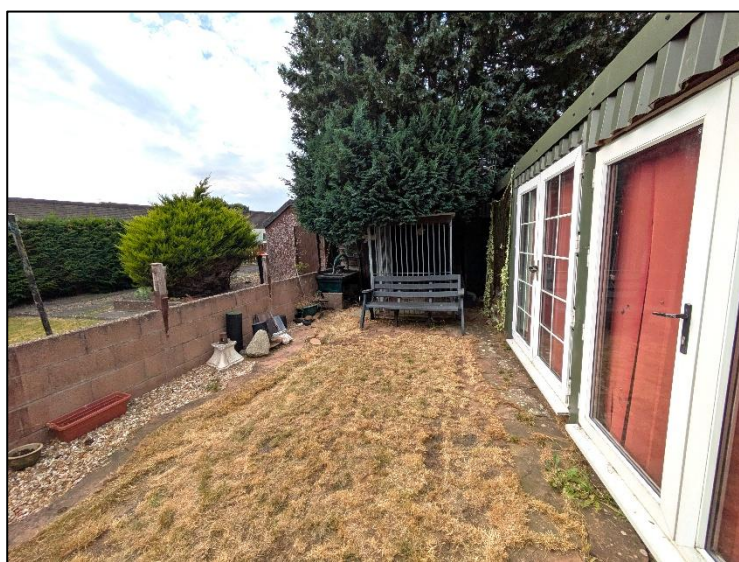
General: Located approximately 3.5 miles from Dumfries Town Centre, with ease of access to nearby Primary Schools and local amenities such as shops, Post Office, Library, Doctors Surgery and Pharmacy as well as Jericho fishing loch. Dumfries offers access to the new DGRI, schools, university campus, supermarkets, retail parks, bars & restaurants and leisure activities which include DG One Sports and Leisure Complex, Dumfries Ice Bowl, Dumfries Sports Club which is a multi-sport club and King George V sports club. There is a regular bus route runs near the property and Dumfries offers transport links via train and bus to cities North and South of the region, buses to Glasgow and Edinburgh stop at the road end. Dumfries also offers ease of access to motorway. Dumfries & Galloway boasts a beautiful coastline and has a vast offering of forests and historical points of interest to be explored.

ACCOMMODATION COMPRISES: The property is end terrace and boasts a brick lean-to canopy down the side of property giving sheltered access to the house either via the main front door or the side kitchen door. Entry into the vestibule is via UPVC door with frosted glass panels, with vinyl flooring, ceiling light and window to front, the vestibule leads into entrance hallway through solid wooden door. The entry hallway is bright and spacious with wooden framed glass doors leading off to lounge and kitchen, as well as carpeted stairs leading to upper landing. Fitted with ceiling light, radiator and porcelain tile flooring which runs from the hallway through to the kitchen. The electric meter and consumer unit are located in the hallway. The kitchen is open plan to dining room, which is then in turn open plan to the lounge. The kitchen is fitted with a storage cupboard, range of modern wooden wall cupboards and base units with laminate worktops, slimline 'Bosch' dishwasher, integrated cooker with electric hob, splashback and extractor hood, and single drainer sink unit with window overlooking conservatory. The dining area and lounge are open plan giving extended living space, carpeted with large window to front, and access to conservatory at rear. Fitted with ceiling light, gas fire and decorative alcove with shelving. Glass door with wooden frame accesses conservatory, descending a small set of wooden stairs. With carpet, radiator and electrics the conservatory has window surround with a set of double patio doors opening up into garden. The first floor of the property is accessed via carpeted staircase and opening into upper landing, which gives entry to all bedrooms, shower room and hatchway to the loft. Storage cupboard on landing houses a pre-insulated hot water storage tank which has been fitted with an electric immersion heater, the heating and domestic hot water is provided by a gas fired Baxi Bermuda back boiler, controlled from a panel mounted in the kitchen. The shower room is fitted with standard fittings of WC, wash hand basin with built in vanity unit and shower cubicle with sliding glass doors and 'Mira' electric shower. Full Respatex surround, vinyl flooring, heated towel rail, ceiling spotlights and frosted window to side. All bedrooms are carpeted with ceiling lights. Main bedroom is rear facing, and other bedrooms front facing. The main bedroom and one of the second bedrooms have built in storage cupboards, with the remaining room having scope for one to be built in. The outside of the property benefits from a garden to the rear with a patio and an area of lawn with a mixture of outbuildings of wooden construction, with mixed roofing type. A personnel door gives access to the side of the house under lean-to. The front of the house has a driveway made up of slabs and stone chips and will accommodate two cars.









Measurements:

Entrance Vestibule: 7' 1 x 5' (2.16m x 1.51m)

Kitchen: 10' 4 x 19' (3.16m x 5.80m) AWP Inc open plan to dining area

Lounge: 10' 5 x 21' 4 (3.20m x 6.52m) Inc open plan to dining area

Conservatory: 11' 1 x 10' 8 (3.37m x 3.28m)

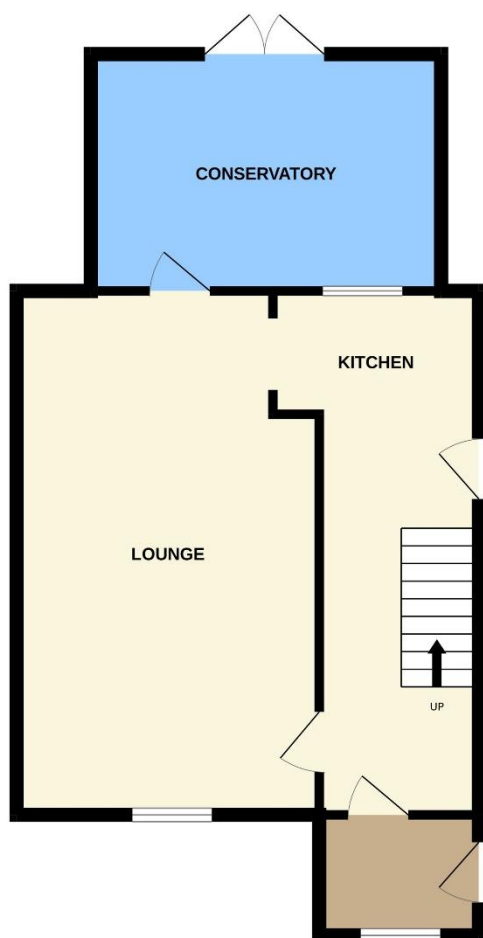
Shower Room: 8' 2 x 5' (2.49m x 1.52m)

Bedroom 1: 10' 5 x 9' 8 (3.21m x 2.97m)

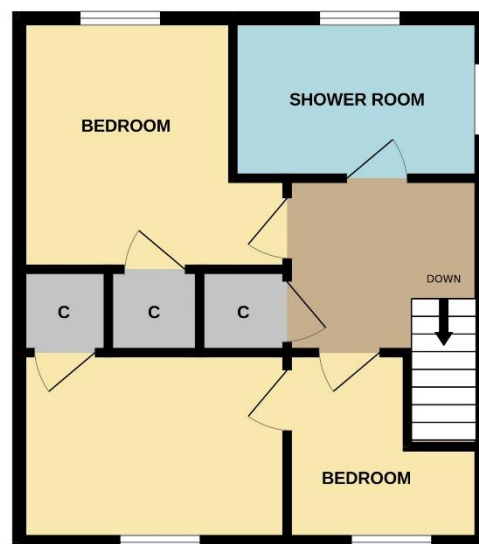
Bedroom 2: Division1: 7' 7 x 9' 8 (2.33m x 3.00m)

Division 2: 7' 7 x 9' 9 (2.34m x 3.00m)

GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is intended for general illustrative purposes only.

Notes:

Post Code: DG1 1UH EPC Rating – E Council Tax Band – B

Extras - Carpets and Blinds are included

All dimensions are approximate and quoted for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances do not imply that they are necessarily in working order or fit for purpose. Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed. These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr LLP, 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.

Viewing: To arrange a viewing please contact the selling agents on 01387 255695

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