



41 College Road, Dumfries, DG2 0QL

Offers over £120,000



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**BRAIDWOODS**  
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This two-bedroom semi-detached home is perfectly placed with excellent transport links and convenient off-road parking.

Fantastic opportunity to purchase this generously sized two-bedroom property with open outlook. The property is in good condition ready for the new owner to add the finishing touches.

*ENTRANCE VESTIBULE- 1.82M X 0.79M*

Composite and glazed door from driveway, fitted carpet, door to understairs storage cupboard, timber and glazed door to hallway.

*ENTRANCE HALL*

Ceiling light, central heating radiator and thermostat. Doors to kitchen, living room, downstairs WC and stairs leading to landing.

*KITCHEN- 2.94M X 2.83M*

Multispot ceiling light, range of wall and base unit with shaker style timber doors, integrated electric oven, hob and extractor. Stainless steel sink with drainer and dark stone effect work top. Double glazed window to rear with horizontal blinds. Cupboard housing Worcester boiler. Cupboard housing fuse box and electricity meter. Central heating radiator with thermostat. Tile effect vinyl flooring. Space for fridge freezer and washing machine.



### *DOWNSTAIRS WC- 1.60M X 0.77M*

Opaque window to front with horizontal blind, ceiling light, modern white WC and wash hand basin, timber effect vinyl flooring.

### *LIVING ROOM -5.89M X 3.07M*

Full width room with double glazed windows to front and rear. Each with curtain poles, curtains and horizontal blinds. Two ceiling lights, Central heating radiator with thermostat, living flame gas fire set in marble surround with solid timber hearth, fitted carpet.

### *LANDING*

Carpeted stairs leading from entrance hall. Ceiling light, UPVC double glazed window to side with curtain pole, curtains and horizontal blinds. Electric wall heater, access hatch to loft. Door to shelved storage cupboard.

### *BEDROOM ONE 4.10M X 2.53M*

Two Double glazed UPVC windows to front, ceiling light, central heating radiator with thermostat. Two integrated storage cupboards with shelving and hanging space, fitted carpet.



### BEDROOM TWO- 4.10M X 2.51M

Large, double-glazed window to rear, ceiling light, central heating radiator with thermostat. Fitted carpet, door to storage cupboard with hanging and shelf space, door to storage cupboard housing hot water tank.

### SHOWER ROOM -1.85M X 1.57M

Opaque UPVC window to rear with roller blind, ceiling light, extractor vent, central heating radiator with thermostat, modern white WC and wash hand basin. Large shower enclosure with sliding glazed door and electric shower, partially laminate clad walls, vinyl floor.

### OUTSIDE

To the front there is a gravel area, surrounded by mature hedge. To the side there is a driveway leading to a single garage. To the rear, there is a spacious garden with a lawn area, drying green and storage shed.

### CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating





installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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