



Thirlwell House, Quarry Road, Locharbriggs, Dumfries DG1 1QF

Offers over £225,000



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Rarely available semi-detached sandstone house in the popular residential area of Locharbriggs, Dumfries. Newly decorated throughout, Thirwell House is a beautifully presented three-bedroom property offering generous living space, a substantial garden, private driveway and outbuilding.

The property enjoys a large well-maintained garden, ample off-street parking and a peaceful setting, making it a fantastic opportunity not to be missed.

Early viewing is recommended.

Entered through wrought iron gates with sandstone gate posts a generous newly tarred driveway leads to a cantilever carport sheltering the front door.

ENTRANCE HALLWAY- 3.11M X 1.92M

Ceiling light, fitted carpet, central heating radiator with thermostat, door to storage cupboard with shelving, carpeted stairs with wooden banister leading to bedrooms. To the left, door to the living room and to the right doors leading to the dining room, kitchen and conservatory.

LIVING ROOM- 3.988 M X 4.68M

Ceiling light, fitted carpet, modern fitted media wall with integrated decorative fire, shelving with LED lights and space for television. Bay window to front with roller blinds, central heating radiator with thermostat.

BEDROOM 1- 3.74M X 3.97M

Ceiling light, fitted carpet, window to side with roller blind, central heating radiator with thermostat, fitted wooden wardrobes with shelving and mirrored sliding doors.



BEDROOM 2- 3.53M X 3.26M

Ceiling light, fitted carpet, window to rear with roller blind, central heating radiator with thermostat.

BEDROOM 3 – 3.64M X 3.18M

Ceiling light, fitted carpet, window to rear with roller blind, curtains and pole. Central heating radiator with thermostat.

BATHROOM- 2.45 M X 1.61M

Ceiling light, fitted carpet, window to side with roller blind, porcelain decorative wall tiles and wash hand basin with undercabinet storage. Central heating radiator with thermostat, bath with overhead shower and shower curtain.

DINING ROOM- 4.47M X 3.68M

Ceiling light, coving, vinyl flooring, central heating radiator with thermostat, window to side. Door leading to kitchen.

KITCHEN- 2.69 M X 3.72M

Ceiling light, vinyl effect tiled flooring, wooden wall and base units with composite sink and mixer tap, complimentary dark stone effect worktop, integrated oven. Window to side with roller blind, space for washing machine and fridge freezer.



CONSERVATORY- 3.76 M X 2.23M

Vinyl flooring, large surrounding windows with roller blinds, sliding door to the left leading to the WC.

WC- 1.79 M X 0.74 M

Ceiling light, vinyl flooring, patterned wall tiles and wash hand basin with undercabinet storage, extractor fan, central heating radiator with thermostat.

GARDEN

Large garden with outbuilding, lawn and patio area with outdoor seating and decorative garden ornaments.

NOTES

Newly decorated

Floored attic with pull down ladder in upstairs hallway.



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PROTECTION FROM MISLEADING
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2008

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