



66, Criffel Road
Dumfries
DG2 0PH
Offers in the region of £120,000



 **01387 739000**
 **info@jhslaw.co.uk**

66, Criffel Road, Dumfries, DG2 0PH

PROPERTY SUMMARY

Well situated for local amenities and town centre bus routes, this CHAIN-FREE semi-detached house is ideally suited to first-time buyers and/or young families.

The internal accommodation consists of an entrance vestibule and hall, living room, kitchen/diner, shower room and three bedrooms, with generous gardens externally.

The property is situated in the residential area of Lincluden, and is ideally located for Lincluden Primary School and a multitude of local amenities. Regular bus services link Lincluden to Dumfries town centre, where you will find a wide range of shops, schools, restaurants and transport links, including easy access to major road networks and the train station.

EPC = D

- **CHAIN-FREE Semi-Detached House**
- **Three Bedrooms**
- **Living Room, Kitchen/Diner & Shower Room**
- **Well Situated For Local Amenities & Town Centre Bus Routes**
- **Ideally Suited To First Time Buyers/Young Families**

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: info@jhslaw.co.uk

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This property would make an ideal family home, and viewing is highly recommended to fully appreciate the spacious accommodation on offer.

Entrance Vestibule

Access into the property is through an entrance vestibule, which house both the combi-boiler unit and the electrics.

Entrance Hall

The entrance hall benefits from a built-in storage cupboard. Stairs provide access to first floor level.

Living Room

16'4" x 10'5" or thereby

Situated to the front of the property, the living room features a gas fire with decorative surround and hearth.



Kitchen/Diner

16'4" x 10'2" or thereby

The kitchen comprises a generous range of fitted base and wall units and complementary work surfaces, with integrated electric hob with extractor over, double electric eye-level oven and stainless steel sink and drainer unit, with further spaces available for various free-standing white goods.

Shower Room

5'10" x 6'2" or thereby

Consisting of a shower enclosure with electric shower unit, a WC, and a wash hand basin with useful vanity unit.

Bedroom One

15'1" x 10'5" or thereby

Situated to the front of the property, this double bedroom benefits from a built-in storage cupboard.

Bedroom Two

8'10" x 12'9" or thereby

A second double bedroom, also benefitting from a built-in wardrobe.

Bedroom Three

10'2" x 10'2" or thereby

A well-proportioned single bedroom with built-in cupboard.

Outside

The property occupies an elevated plot and benefits from generous gardens to both the front, side and rear. The area directly to the front of the property is laid to gravel, whilst the side and rear gardens are mainly laid to lawn, creating pleasant areas for gardening and/or relaxing.

Viewing

By arrangement with the Selling Agents.





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GROUND FLOOR



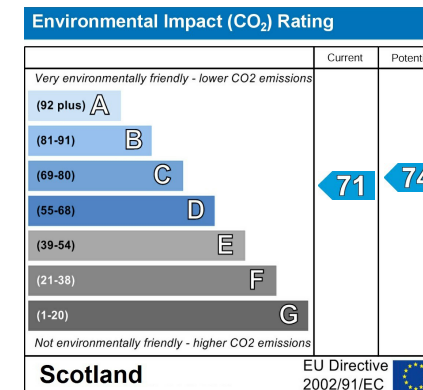
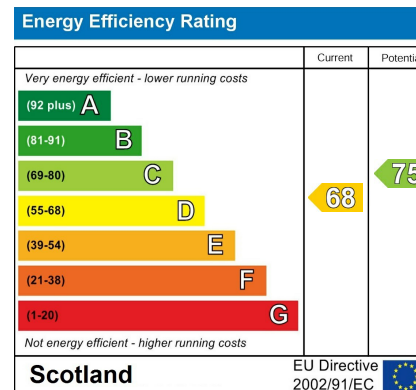
1ST FLOOR



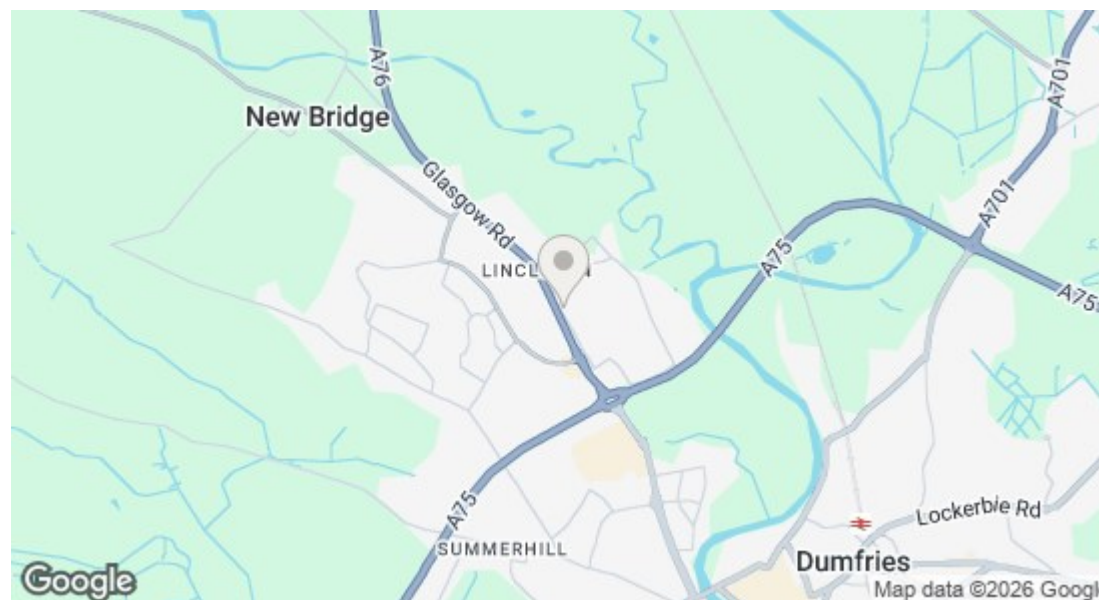
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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House Type	Tenure	Council Tax	Energy Efficiency Rating	Environmental Impact Rating
House - Semi-Detached	Freehold	B	D	C



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale.



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