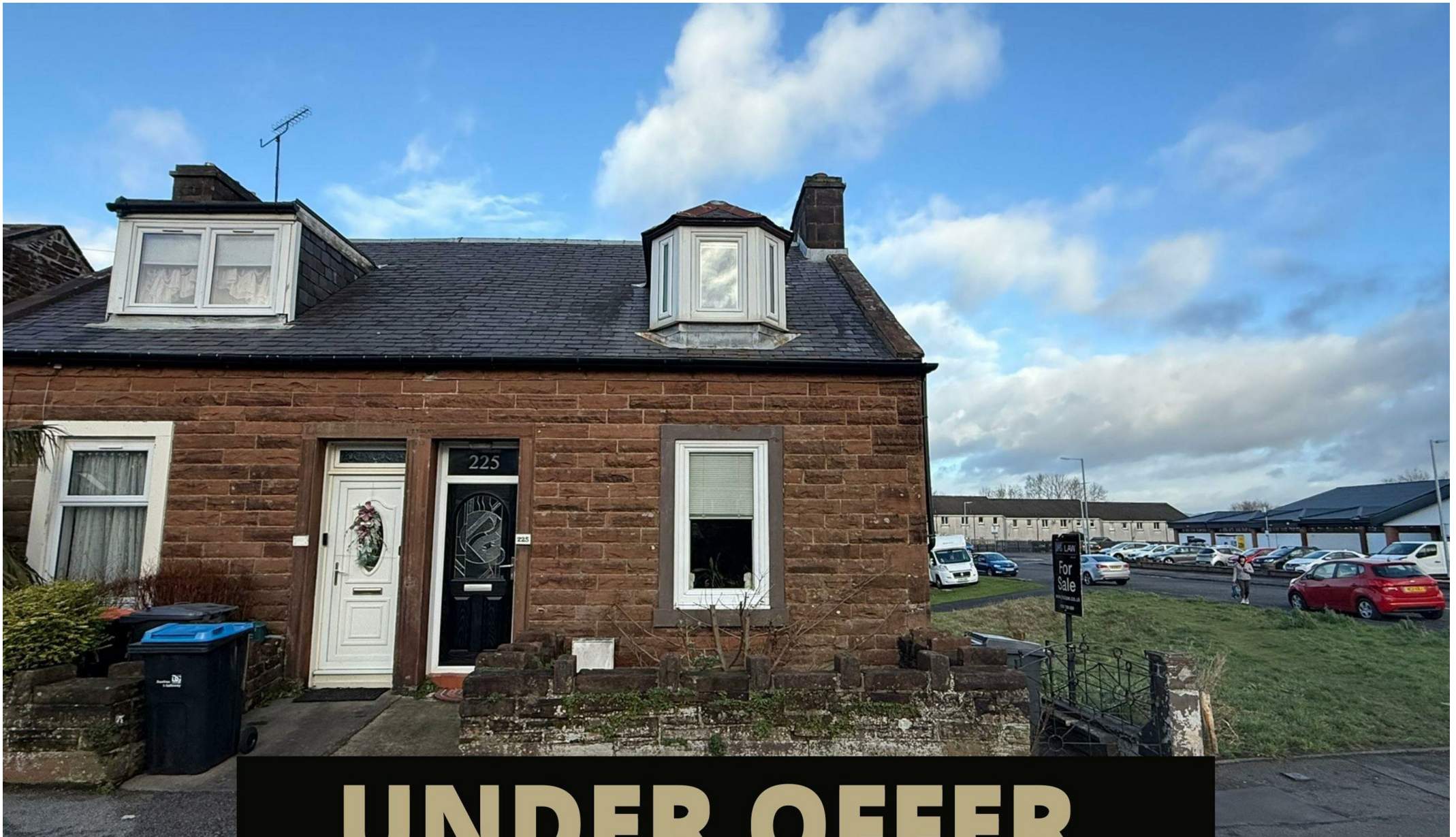




225, Annan Road
Dumfries
DG1 3HB
£130,000



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

225, Annan Road, Dumfries, DG1 3HB

PROPERTY SUMMARY

REDUCED PRICE. Family sized Semi Detached House over 3 floors. Well placed for local amenities including supermarket, primary school and town centre. Gas central heating. Double glazing. On Ground Floor - Hall; Sitting Room; Bedroom 1; Bathroom. Upper Floor - 2 Bedrooms. Lower Floor - Lounge; Kitchen; Passage; Shower Room. Outside - Small garden area to front. Garage and garden to rear. EPC=D.

- *Family sized Semi-detached House*
- *Well placed for local amenities including supermarket, primary school and town centre*
- *Gas central heating*
- *Double glazing*
- *Garden area to front and rear*

VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

JHS LAW

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

Tel: 01387 739 000

Email: reception@jhslaw.co.uk

OFFERS AROUND

£130,000



JHS LAW
8 Bank Street, Dumfries
DG1 2NS



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Property Description

REDUCED PRICE. Family sized Semi Detached House over 3 floors. Well placed for local amenities including supermarket, primary school and town centre. Gas central heating. Double glazing.

On Ground Floor - Hall; Sitting Room; Bedroom 1; Bathroom. Upper Floor - 2 Bedrooms. Lower Floor - Lounge; Kitchen; Passage; Shower Room.

Outside - Small garden area to front. Garage and garden to rear.

EPC=D.

Bedroom 1

11'1" x 12'9" or thereby.

Door off Hall. Double glazed window to front. Fitted venetian blind. Pendant light with shade. Carpet. Radiator. Shelves alcove.

Sitting Room

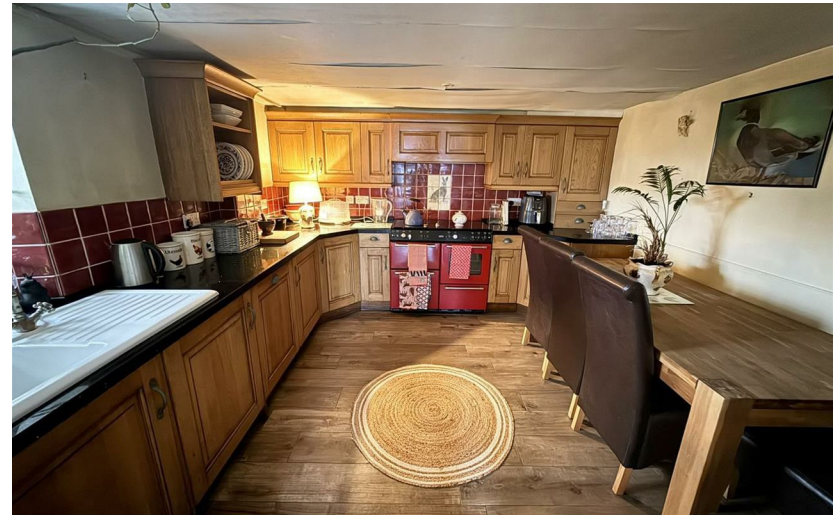
11'9" x 12'5" or thereby.

Opening off Hall. Double glazed window to rear. Curtain pole. Ceiling light fitting. Carpet. Radiator. (The curtains are excluded from the sale).

Bathroom

6'2" x 6'2" or thereby.

Door off Stairway. Double glazed window to rear. Bath with shower over. Shower screen. Wash-hand basin and w.c in housing unit. Downlighters. Ladder style radiator. Vinyl flooring. Extractor fan.



Bedroom 2

11'9" x 10'2" or thereby.
Door off Landing. Velux double glazed window with blind. Light. Carpet. Radiator. Partially coombed ceiling.

Bedroom 3

11'5" x 15'1" or thereby.
Door off Landing. Double glazed windows. Venetian blinds. Ceiling light. Carpet. Radiator. Partially coombed ceiling.

Lounge

11'5" x 13'9" or thereby.
Door off Stairway. Ceiling light. Laminate flooring. Wall lights. Glazed door to rear garden. Fitted venetian blind. Tiled hearth with multi fuel burner (which is not in working order).

Kitchen

12'5" x 11'1" or thereby.
Opening off Lounge. Double glazed window to side. Fitted venetian blind. Tiled flooring. Downlighters. Range of fitted units and work tops, sink and drainer. "Belling" cooker (only partially working). Opening from Kitchen leading to store rooms.

Shower Room

6'6" x 6'2" or thereby at max.
L-shaped. Door off Passage. Double glazed window to rear. Radiator. Light. Sink. This room is in need of refurbishment.





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Outside

Small garden area to front with steps leading to rear garden.
Detached Garage and Garden to rear. Outside light. Cold water tap.

Viewing

By arrangement with The Selling Agents.



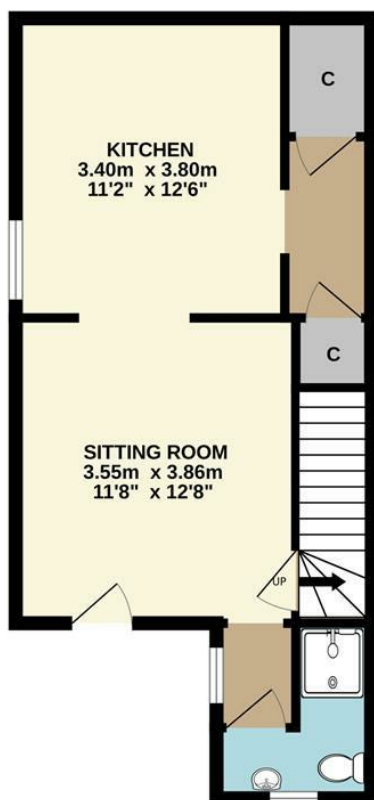


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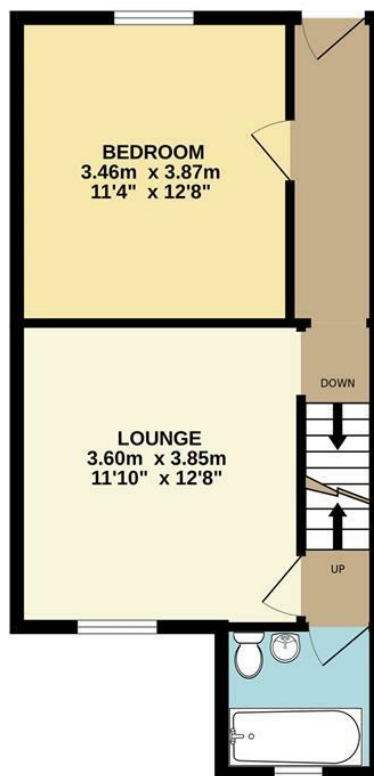


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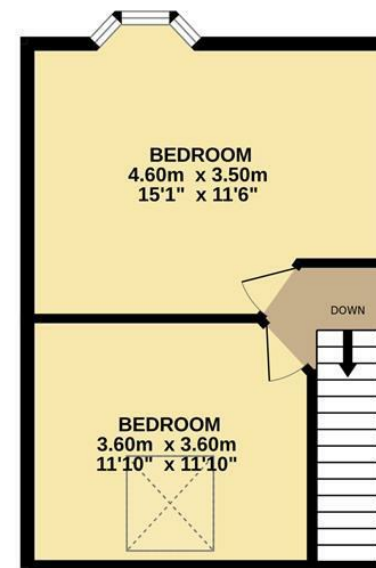
BASEMENT



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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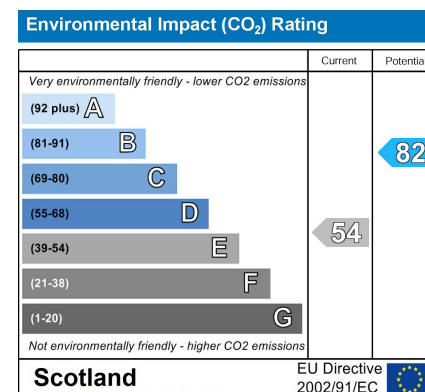
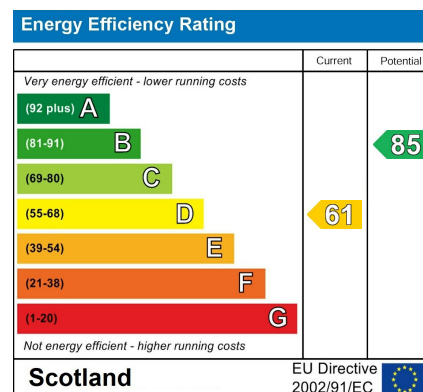
225
Annan Road
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House Type: House - Semi-Detached

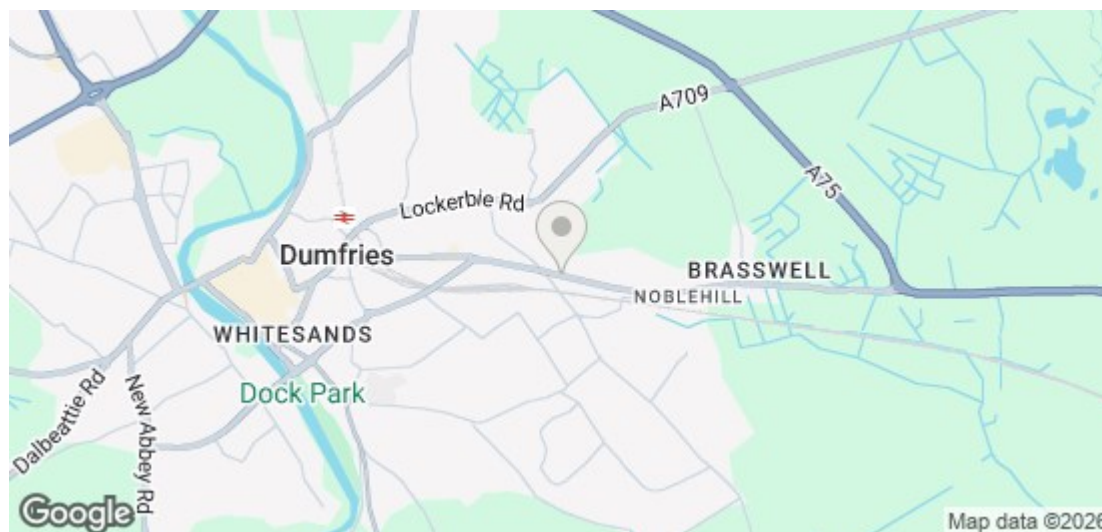
Council Tax: C

Energy Efficiency Rating: D

Environmental Impact Rating: E



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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