



114 Lochside Road, Dumfries, DG2 0LU

Offers over £105,000




BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com

www.braidwoods.com

Newly decorated spacious semi detached property for sale in the Lochside area of Dumfries. This property features a large driveway, private enclosed gardens and spacious living accommodation.

ENTRANCE VESTIBULE – 2.92M X 2.57M

White composite front door, ceiling light, wooden flooring, integrated storage cupboard housing electricity meter and Worcester boiler. Window to front, doors to living room & kitchen. Stairs to the right of the vestibule.

KITCHEN- 3.35M X 2.59M

Ceiling light, wooden laminate flooring, tan splashback tiles, stainless steel sink with drainer tap, central heating radiator with thermostat, window to rear, wooden base and wall units with dark stone complimentary worktop, white composite back door, integrated storage cupboard with shelving & coat hooks.

LIVING ROOM-5.54M X 3.35M

Wooden flooring, two ceiling lights, window to rear with horizontal roller blind, wooden hearth and mantel fireplace, two central heating radiators with thermostat, window to front with horizontal roller blind.

HALLWAY-

Ceiling light, doors to bedrooms & bathroom, integrated storage cupboard with shelving. Attic hatch.



BEDROOM 1- 3.54M X 3.34M

Wooden flooring, ceiling light, window to front, two fitted storage cupboards with shelving, central heating radiator with thermostat.



BEDROOM 2- 4.67M X 2.56M

Wooden flooring, window to front & side, ceiling light, central heating radiator with thermostat.

BEDROOM 3 – 3.29M X 1.87M

Wooden flooring, ceiling light, central heating radiator with thermostat, window to rear.

BATHROOM-2.33M X 1.31M

Recently fitted white 3 piece bathroom suite. Comprising bath with shower and glass screen, WC and sink. Wall panels, light, opaque window, central heating radiator with thermostat, laminate flooring.



GARDEN

Outside tap, large, enclosed lawn area with slabs, drying green, garden bench, garden storage shed.

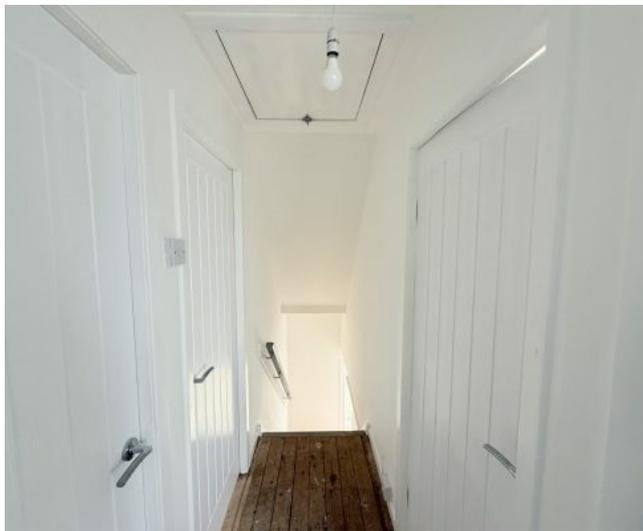
NOTES-

All windows are UPVC

Gas central heating

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.







BRAIDWOODS

SOLICITORS & ESTATE AGENTS

1 Charlotte Street, Dumfries, DG1 2AG

www.braidwoods.com

T: 01387 257 272 | E: web@braidwoods.com