



112 COLLEGE ROAD, DUMFRIES. DG2 0DH

DELIGHTFUL TRADITIONAL RED SANDSTONE BRICK PROPERTY SITUATED IN QUIET RESIDENTIAL AREA OF LINCLUDEN, DUMFRIES. THIS DECEPTIVELY LARGE THREE/FOUR BEDROOM HOME HAS GARDEN GROUND TO FRONT AND REAR. IDEAL FOR THE FIRST TIME BUYER/FAMILY HOME.

ACCOMMODATION – HALLWAY, LIVING ROOM, DINING ROOM/4TH BEDROOM, KITCHEN, 3 DOUBLE BEDROOMS, BATHROOM.

DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING.

PRICE: OFFERS OVER £95,000

REF: B23423

OVERVIEW

College Road is situated in the popular residential area of Lincluden. It is within walking distance to local amenities including shops, pharmacist, the Cuckoo Bridge retail park and primary and secondary schools. There is a regular bus service to and from Dumfries Town Centre and outwith. It is also close to the River Nith, cycle path and the Lincluden Abbey ruins. In the surrounding areas there are playing fields which is ideal for children.

This property is ideal for the first time purchaser or someone who is looking for the ideal family home. This property is ready to move in and early entry is available.

The property is accessed from College Road/Abbey Road down the shared path to the front door. There is also a garden gate to the rear. Entry to the property is made through traditional wooden door with yale into the

HALLWAY

8' 11" x 8' 01" approx.

L-shaped hallway with fitted carpet. Radiator. Understair cupboard with Baxi Boiler. Hanging pegs and shelving. This understair cupboard is ideal for additional storage. Pendant light. There are doors to the Dining Room/Bedroom 4, Living Room and Kitchen and stairs to upper landing.

DINING ROOM/BEDROOM 4

12' 02" X 9' 01" approx.

Entered through wooden doors. This room has previously been used as a fourth bedroom and dining room. It is ideal for either. Window to front of the property looking onto garden. Fitted venetian blinds. Fitted wooden curtain pole and cream curtains. T. V. aerial. Pendant light. Radiator. Two single power points. Fitted blue carpet.



LIVING ROOM

16' 06" x 12' 01" approx.

Enter from the hallway through wooden doors. Fitted oatmeal coloured carpet. Radiator. Telephone point. T. V. aerial. Central light fitment with three spotlights. Window looking on to front of garden with fitted rose pink coloured curtains. 4 single power points. Ingress alcove for additional storage and has potential for

additional shelving. Feature gas fire place with brown and black speckled hearth and traditional red brick surround. Stone brick and wooden topped unit.

KITCHEN

14' X 9' 06" approx

Entered from hallway through wooden doors. 4 ceiling spotlight fitment. Fuse box. 3 double power points. 4 single power points. There is an array of kitchen units and overhead units with black speckled worktops and silver t-bar handles. Built-in 'Indesit' electric oven and gas hob. Stainless steel sink with left hand drainer and mixer tap. Splashback tiling. Plumbing for washing machine and space for fridge/freezer. Window overlooking rear garden. Large rear window with fitted roller blind. Small dappled window also to the rear of the property. The rear garden can be accessed from the kitchen.



Carpeted stairs to upper landing. C-shaped staircase and banister with half landing window to side of property.

UPPER LANDING

Window to side of property with fitted curtains and wooden curtain pole. Fitted carpets, net curtain and wooden curtain pole. Pendant light. Smoke alarm. Hatch to loft which is partly floored to water tank. Fitted carpet. Doors to 3 main bedrooms and bathroom. 1 single power point.

BEDROOM 1(DOUBLE)

9' 10" x 11' 05" approx.

Window to front of property with fitted wooden curtain pole and fitted curtains. T. V. aerial. Pendant light with shade. Radiator. 1 double and 1 single power points. Fitted neutral coloured carpet. Behind door hooks.

BEDROOM 2 (master)

15' 02" x 11' 05" approx.

Fitted beige carpet. Radiator. Built-in cupboard with shelving which is useful for extra storage. T. V. point. Pendant light with light shade. Single power point. Decorative fire place (non working). Window to front of property with fitted venetian blinds. Telephone point.



BEDROOM 3 (DOUBLE)

10' 03" X 11' 02" approx.

Fitted oatmeal coloured carpet. Radiator. Pendant light with shade. Window to rear of property with fitted curtain and curtain pole. (Tie-backs also included). T. V. aerial. 1 double power point.



BATHROOM

Tiled effect linoleum flooring. Radiator. Towel holder. Small mirrored bathroom cabinet. Bath with wooden panelled side. Matching pedestal and wash hand basin. Dappled window to rear of property. A fixed extended mirror. Extractor fan. Pendant light. This property also benefits from having a stand alone Galaxy Aqua 300 electric shower with decorative glass screen. Pendant light above shower. Usual bathroom fittings.

OUTSIDE

Front garden - Small garden area to front of property laid to lawn with mature shrub surround.

Rear garden - Paved path from shared access. The rear garden is deceptively large and triangular in shape. Primarily laid to lawn with a small patio area immediately next to the property. Garden Shed (included.) Traditional clothes poles and lines. Old fashioned traditional coal bunker. This large garden would be ideal for a family with children.



SERVICES

Electricity, gas, water and drainage.

ENTRY

By arrangement.

DIRECTIONS.

See plan attached.

VIEWING

Is by contacting the selling agents direct on 01387 267316.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at www.onesurvey.org. Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316) (admin and copying charge applies).

OFFERS

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents, Messrs. Primrose & Gordon, so as to be notified of any Closing Date that may be fixed for offers.

DISCLAIMER

THE PROPERTY

MISDESCRIPTIONS ACT

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These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, 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. Measurements have been taken by a laser distance meter.