



'REDUCED PRICE'

16 CARTHA ROAD, LOCHVALE, DUMFRIES, DG1 4JB

ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOUSE WHICH MAY SUIT THE FIRST TIME BUYER. SITUATED IN A QUIET, RESIDENTIAL AREA WITH EASY ACCESS TO TOWN CENTRE.

ACCOMODATION: HALL, OPEN PLAN LOUNGE/DINING ROOM, KITCHEN,TOILET, BATHROOM, THREE BEDROOMS, GARAGE, GARDEN AREA TO FRONT AND REAR, DRIVEWAY, DOUBLE GLAZING.

PRICE: OFFERS OVER £ 105,000

REF: B21868

PROPERTY OVERVIEW

Situated in the popular Lochvale area of Dumfries, this would be ideal for the first time purchaser. This property has an open plan/dining room and offers excellent accommodation with ample garden space to front and rear.

This property is a short walking distance from local shops, library, and primary school. It is also a short walking distance from the local bus stop which is situated on a main bus route to Dumfries town centre.

The sellers are willing to negotiate goods to be included in the sale price.

ACCOMODATION

HALL

5'4" X 6'1" (APPROX)

Entered through double glass pane door into small entrance hall. Carpeted. Telephone point. Double socket. Large walk through cupboard leading to kitchen via solid wooden door. Door to left leads to open living room/dining room.

LIVING ROOM

10'1" X 13'7" (APPROX)

Carpeted. Television point. Large window over-looking the front garden. Decorative ceiling light. Gas fire with decorative wooden mantle surround and cream marble hearth.



DINING AREA

8'5" x 11'4" (APPROX)

Entered from dining room through large square arch. This dining area is big enough to accommodate a six seater table. Carpeted. Decorative three spot light. One French sliding patio doors into rear garden area. Door to kitchen entered via solid wooden door.

KITCHEN

11' X 7'10" (APPROX)

While entrance is allowed via the dining area there is also a walk through cupboard (7'6" X 6'1" at widest point) from entrance hall. This is currently used to home a large fridge freezer. There is an array of modern wooden effect cupboards with speckled counter tops. All walls are tiled. Overhead cooker extractor fan. Utilise hanging rail. One single and one double power point. Light laminate flooring. Three black spot lights on ceiling. Water heater temperature gauge. Window to side of property looking onto drive. Double glass pane door to rear garden.

From entrance hall there is a carpeted stair case with wooden banister to upper L-shaped landing.

LANDING

Three ceiling spot lights. Small window to side of property. Carpeted. Light wall paper. Door to right leads to bathroom. Hatch to unfloored loft which is currently used as a storage area. There is an airing cupboard located in the landing.

Airing Cupboard

There is situated inside a cold water tank (coloured blue) and hot water tank (coloured green). The hot water tank was installed a year and half ago. There is ample room for storage with two shelves.

BATHROOM

6'2" x 6'2" (APPROX)

Entered via solid wooden door. Matching white bath, sink and toilet. Bath has black wooden panelling and decorative gold taps with a joining shower head. All white tiled. Deep sink bowl with decorative gold taps. Dappled double window to rear with net curtain. Vent. Window locks. Ample shelving area above sink. Integrated toothbrush and cup holder. Draw string light cord.

BEDROOM ONE

9'5" X 10'11" (APPROX)

Double bedroom entered via solid wooden door. There is however possible room for double bed. Windows overlooking rear garden of property. White curtain rail. Built in large computer corner desk. Carpeted. Two single power points.

MASTER BEDROOM
9'11" X 13'2" (APPROX)

Double bedroom entered via solid wooden door with windows overlooking the front garden. Carpeted. Light wall paper. Large integrated wardrobe with ample hanging space and shelves.



BEDROOM THREE
7'9" x 10'2" (APPROX)

Single bedroom with windows to rear of property. Two single power points. Hanging light. This bedroom is located over the stair case area and therefore there is an inbuilt over stair unit in this bedroom. This area is currently used as shelving.

EXTERNAL

The front garden area is primarily grassed and therefore easily maintained. There is currently a large tree located in the centre of the grass area. On the front boundary there is a number of tasteful bushes and shrubs. There is a large part gravelled and part paved driveway leading to external garage (9'7" X 19'3"). The garage has a traditional slide door and security lights. Entrance to rear garden can be made via a gate located next to garage. Rear garden comprises a concrete patio area with patio doors. The rear garden is also primarily grassed with a concrete path that runs along the side of garage. The garden is edged with two small walls and garage. The rear garden is also easily maintained. There is a small concrete area to the rear of the garage which would be the ideal construction area for a shed.



SERVICES

Mains gas, electricity, water, telephone landline.

VIEWING

By prior appointment by contact the selling agents Primrose & Gordon, Solicitors and Estate Agents, Dumfries on 01387 267316.

ENTRY

By arrangement

DIRECTIONS

See attached plan.

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.

DISCLAIMER

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. In particular certain details, such as the number of power-sockets, and light fittings, are approximate and are for guidance only and are not guaranteed. 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.