



**40 WAVERLEY ROAD, DUMFRIES, DG2 9QW**

MID TERRACED HOUSE SITUATED IN A QUIET LOCATION WITHIN CLOSE PROXIMITY TO DUMFRIES TOWN CENTRE AND LOCAL AMENITIES IN EXCELLENT DECORATIVE ORDER. THIS PROPERTY BENEFITS FROM DOUBLE GLAZING AND ELECTRIC STORAGE HEATING THROUGHOUT. THE PROPERTY WOULD BE EXCELLENT FOR 1<sup>ST</sup> TIME BUYER, YOUNG FAMILY OR A COUPLE.

**ACCOMMODATION:**

LIVING ROOM. DINING ROOM KITCHEN. TWO DOUBLE BEDROOMS. BATHROOM. GARDEN TO FRONT AND REAR.

**PRICE:** Offers Over £80,000

REF: B23047

## **Property Overview**

Number 40 Waverley Road is a mid terraced dwelling situated in a quiet location in the Lochside area of Dumfries. The property itself is in excellent decorative order and would be an excellent opportunity for a first time buyer or a young family. The property benefits from double glazing throughout and electric storage heating throughout. All carpets, blinds and curtains are included in the sale.

The rooms are of generous proportions and there are easily maintained garden grounds to the front and rear of the property. On road parking to the front of the property.

Number 40 is situated within a short walking distance of local amenities and Lochside Primary School. There is a bus service which runs regularly (every 20 minutes) into Dumfries Town Centre for a greater range of amenities and attractions.

## **ACCOMMODATION**

### **Porch**

#### **5'1 x 4' (approx)**

UPVC porch with autumn frosted and lattice effect glass. Central light. Light switch. Single pane mahogany door leading to the living room.

### **Living Room**

#### **15'10 x 12'10 (approx)**

Spacious room with outlook through large panoramic double glazed window over the rear garden and communal lawn. TV point. Telephone point. Central brass three branch tulip light. Two Dimplex storage heaters. Vertical blinds and curtains. Four single and two double power points. Open plan stairway leading to first floor. Mahogany eight dappled pane French doors leading to dining room.



### Dining Room

**7'9 x 10'5 (approx)**

Front facing window overlooking garden ground and Waverley Road. Roller blind, curtains and curtain pole. Storage heater. Decorative pendant light. Two double and one single power points. Wooden door leading to the kitchen.



### Kitchen

**7'9 x 10'5 (approx)**

Pine wood panelling on walls and ceiling. Ample power points. Sink and drainer. Ample wooden kitchen units with cream work surrounds. Tiled effect linoleum. Bendex washing machine. Zanussi fridge. Zanussi freezer. Stoves Newhome oven and grill. Pantry cupboard. Cupboard housing electricity meters and fuse box. UPVC door with autumn frosted lattice effect glass leading to the rear garden and thereafter to Waverley Road.



## FIRST FLOOR

### Hall

**3' x 6'7 (approx)**

The hallway is accessed by open stairway leading from the living room. It gives access to two double bedrooms, bathroom and airing cupboard. The airing cupboard contains shelving and houses the hot water tank which was installed in 2007. Fire alarm. Storage heater. Decorative glass light fitment.

### **Master Bedroom**

**12'7 by 12'6 (approx)**

The Master bedroom is of excellent decorative order. Large UPVC panoramic window with lattice effect glass to top openings overlooking the rear of the property. Large mirrored wardrobe unit (included in the sale) with two built-in wardrobes which are laid to shelving and hanging space. Decorative pendant light with shade. Telephone point. Vertical blinds and duck egg blue curtains with matching tie backs. Cream fitted carpet.



### **Bedroom Two**

**9'3 by 12'4 (approx)**

Spacious room in excellent decorative order. Window overlooking the front of the property. Dimplex storage heater. Decorative glass pendant light fitment. Roller blind. Cream curtains and matching tie backs. Cream carpet.



### **Bathroom**

**5' x 7'11 (approx)**

White bathroom suite comprising bath, Armitage Shanks basin and pedestal and WC. Wood effect vinyl flooring. Cream floor to ceiling splash back around bath. Autumn frosted window facing the front of the property. Roller blind. Duke egg curtains. Decorative glass light fitment.



### **External**

The front garden is laid mainly two gravel with small shrubs at the edges. Wooden fence marking the boundary. Washing line. Paved pathway leading to front door.

The rear garden is laid to gravel with assorted potted plants and a paved path leading to the rear door of the property. The boundaries are marked by painted black metal fence with communal lawn separating the property from the neighbouring line of properties.

### **Services**

Mains water, drainage and electricity. Telephone landline.

### **Entry**

By arrangement

### **Viewing**

By arrangement by contacting the Selling Agents Messrs Primrose & Gordon, Solicitors, 92 Irish Street, Dumfries, DG1 2PF telephone 01387 267316 or direct with the owner telephone 01387 720587 or 07931217103.

### **DIRECTIONS**

See plan attached.

### **HOME REPORT**

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at [www.onesurvey.org](http://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. 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.