



3 Little Brae, Locharbriggs, DG1 1UR
3 Bedrooms | Guide Price £115,000

PROPERTY DESCRIPTION

Deceptively spacious three bedroom mid-terrace house situated in well established and popular residential area. Located close to various local amenities including Locharbriggs Primary School, grocery shops, post office and library. There is a regular bus route which runs to and from Dumfries Town Centre and easy access to the M74 Motorway for commuters heading North and South. The property benefits from full double glazing, new government standard external insulation, gas central heating, fully enclosed garden grounds, there's a cycle path within close proximity. This house provides an attractive and comfortable family home. Viewing is highly recommend to fully appreciate all this property has to offer.

Accommodation

The accommodation on offer comprises:- First Floor – Entrance Vestibule, Kitchen/Dining Room, Lounge, Sun Room. First Floor – Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom.

Outside

Front and rear garden. Paved patio areas.

Viewings

Strictly by appointment only. Please contact the selling agents on 01387 266250 (option 2).

KEY FEATURES

- 3 Bedrooms
- External wall insulating render
- Gas Central Heating & Double Glazing Throughout
- Spacious Kitchen/Dining Room
- Private Enclosed Rear Garden
- Highly Sought After Location
- Chain Free

GGM&W



Accommodation

Entrance Vestibule 1.62m x 1.28m

UPVC entrance door. Double glazed window. Fitted carpet. Coat hooks.



Lounge 5.51m x 3.52m

Double glazed windows with fitted blinds. Fitted carpet. Ceiling lights. Radiators. Feature fireplace with gas fire. Tv points. Broadband point. Smoke detector. Access from stairs to first floor landing.

Kitchen/Diner 5.75m x 3.48m

UPVC entrance doors giving access from the front and rear garden. Double glazed windows from the front and rear. Wood effect laminate flooring. Range of fitted wall and base units with ample worktop surfaces. ZANUSSI 4 burner gas cooker. Under stairs storage cupboard. Large cupboard with shelving and housing the IDEAL gas combi boiler. Space for fridge freezer and washing machine. Smoke detector. Ceiling light and strip light. Ample double sockets.

Sun Room 3.11m x 2.65m

Double glazed patio doors to rear garden. Tiled floor. Radiator. Wall lights.

Landing 5.01m x 0.95m

Fitted carpet. Ceiling light. Access to attic space (partially floored).

Bedroom one 4.08m x 2.52m

Double glazed windows. Fitted carpet. Fitted wardrobes. Radiator. Ceiling light.

Bedroom two 4.13m x 2.90m

Double glazed windows. Fitted carpet. Range of fitted wardrobes and vanity unit, shelving. Radiator. Ceiling light.

Bedroom three 3.51m x 2.12m

Double glazed windows. Fitted carpet. Fitted wardrobe. Radiator. Ceiling light. Shelving.

Bathroom 2.37m x 1.65m

Double glazed window. Bath with shower curtain. MIRA powered shower. Part tiled walls. Ceiling light. Heated towel rail. Vinyl flooring. Wc. Wash hand basin. Wall mounted mirror cabinet.

Outside

To the front, paved pathway to front door, handrail, fully enclosed with low wall, chip stones, variety of plants and shrubs. To the rear fully enclosed with timber fencing and low wall, paves patio areas, trees and shrubs, security light.

Services

Mains water, drainage, gas and electricity.
Council Tax Band – B
EPC – C

Price

Guide Price £115,000 are invited.

Closing Date

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

Offers

Should be submitted in Scottish Form to:-
Messrs. Grieve, Grierson, Moodie & Walker,
Solicitors,
14 Castle Street,
Dumfries
DG1 1DR
Tel : (01387) 266250
Fax : (01387) 257950
www.ggmw.co.uk

The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.



FLOOR PLANS

