



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



6 BLACKLEY PARK ROAD, DUMFRIES, DG2 9JR

A well maintained semi-detached 2 storey dwellinghouse with spacious rear garden, front driveway and off street parking. Situated in a desirable location within a quiet but popular housing development on the outskirts of Dumfries. The property benefits from a sizeable plot with the possibility of extending or adding a garage/permanent outbuilding subject to obtaining the necessary planning permission.

Accommodation comprises:-

- ENTRANCE HALLWAY
- LIVING ROOM
- 2 BEDROOMS
- BATHROOM
- KITCHEN
- HOME REPORT AVAILABLE.

VIEWING:- Contact selling agents on 01848 330251 for an appointment to view.

OFFERS OVER £135,000

EPC Ref = D/E

Entering from the road up a paved driveway to enter the property. Up two steps to a UPVC front door with an ornate glass panel. Letter box. Doorbell.

ENTRANCE HALLWAY

Carpeted. Dimplex storage heater. Front facing UPVC double glazed window with fitted blinds. Ceiling light. Smoke alarm. Single plug socket.

LIVING ROOM **3.078M X 3.934M.**

Carpeted. Suspended ceiling light. Dimplex storage heater. Various power points. TV point. Smoke alarm. Storage cupboard which houses the boiler also with shelves and coat hooks.

KITCHEN/DINING ROOM **2.324M X 4.044M.**

Carpeted. Floor and eye level cupboards. Stainless steel sink unit. 'Ariston' oven with gas hob. Extractor fan. Various plug sockets. Suspended ceiling light and strip ceiling light. Xpelair extractor fan. Rear facing UPVC double glazed window. Wooden back door with a frosted glass panel which leads out

into the garden. Space for a washing machine and fridge/fridge freezer. Dining area with space for table and chairs.

Returning through the living room to the entrance hallway and up wooden stairs with a single handrail to the right-hand side.

UPSTAIRS LANDING

Hatch into the attic. Smoke alarm. Suspended ceiling light.

BATHROOM **2.326M X 1.579M.**

Carpeted. Sink unit with storage cupboard underneath. Bath. Triton Alicante Shower. Wall with shower is tiled. WC. Wooden towel rail. Rear facing UPVC double glazed frosted window with a fitted roller blind. Dimplex extractor fan.

BEDROOM 1 **3.069M X 2.857M (AT ITS WIDEST).**

Carpeted. Panel heater. Fitted wardrobes, one of which is mirrored. Large front facing UPVC double glazed window with fitted blinds. Storage cupboard with shelves and a clothes rail. Suspended ceiling light. Power points.



BEDROOM 2

2.382M X 3.307M.

Carpeted. Rear facing UPVC double glazed window with fitted blind. Suspended ceiling light. Various power points. Panel heater.

REAR GARDEN

Down two steps there is a paved patio area suitable for outdoor dining furniture. Outside tap. Boundaries are fenced with wooden fencing enclosing the rear garden. Area of gravel with space for wheeled bins. Wooden shed. Grassed area. Further paved area down the bottom of the garden. Flower beds and other ornate decorative plants.

FRONT GARDEN

The part gravel partly paved driveway has space for around 2 large or 3 small cars. The rest of the front garden is neatly laid out with a grassed area, shrubbery and flower beds.

The cycle path from Nunholm to Cargenbridge is easily accessible from the property and a short walk of around 20-30

minutes provides access to the amenities within the town centre or in a matter of minutes by car.

Dumfries town centre is attractive and offers a combination of good shopping facilities, gyms, local businesses and historic buildings. The town is also the home of a substantial college and university campus located within beautiful grounds overlooking the town and has three golf courses. Dumfries town centre offers several major supermarkets, popular High Street shops, shopping centre, schooling, university campus, a range of bistros and medical facilities.

A brand new state of the art regional hospital is situated just off the A75 on the outskirts of town. There are various close transport links including Dumfries train station providing links to Carlisle and Glasgow. Major Bus links can be accessed from the Loreburn Centre, Whitesands or Burns Statue. The M6 and M74 networks are accessible at Moffat, Gretna and Lockerbie. The M74 provides transport links to the north and south of the UK and is approximately 25 miles to the east.



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Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.



A regular local bus servicing the town centre stops in the immediate vicinity, and for further afield Dumfries train station provides regular links to Glasgow and all points south, as does the bus station situated on the Whitesands by the river. There are regular and quick train connections to Edinburgh from the small town of Lockerbie, just a few miles away, and which has a regular bus service with Dumfries.

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