

# Clover Cottage, 270 Annan Road, Dumfries, DG1 3HE

Offers Over £150,000



Newly refurbished and immaculately presented two bedroom detached cottage with gas central heating and double glazing. In close proximity to Noblehill Primary School, and with a wider choice of primary and secondary schools nearby. Within walking distance of Dumfries Town Centre and both University and College campuses. The property offers convenient access to the local hospital and to the A75 Dumfries bypass with routes east and west.



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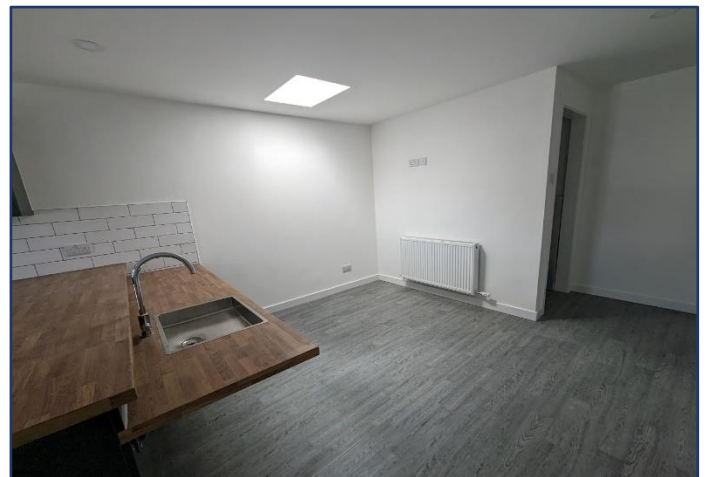


**Measurements (all approx.)**

Entrance vestibule – 1.87m x 1.39m  
 Kitchen/Dining Room – 7.42m x 3.53m  
 En-suite – 2.34m x 0.91m

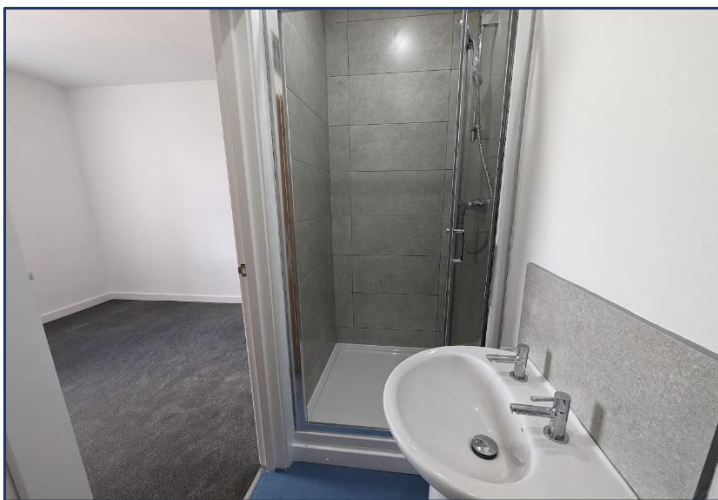
Entrance hall – 3.29m x 2.00m  
 Bedroom 1 – 4.21m x 3.47m  
 Wet Room – 2.42m x 2.19m

Living Room – 7.16m x 3.46m  
 Bedroom 2 – 4.21m x 3.59m



These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer. All photographs have been taken using a wide angled lens.







Accommodation comprises:

- Entrance vestibule with door to hallway.
- Hallway with loft hatch and doors to living room, wet room and two bedrooms.
- Large and bright living room with Velux skylight window and window to the front.
- Spacious kitchen/dining room which is newly installed with wall and base units, integrated dishwasher, electric oven and 4 ring gas hob with extractor fan. Sink with left hand drainer. Lower unit with sink with mixer tap. Part tiled. Window to the front and Velux sky light window. Cupboard which is plumbed for washing machine and space for tumble dryer.
- Bedroom one is a bright double bedroom with two windows to the front.
- Bedroom two with en-suite, also a double bedroom with window to the side.
- En-suite which is newly fitted with W. C., shower cubicle and wash hand basin. Part tiled, extractor fan.
- Newly installed wet room with shower, W. C. and wash hand basin with mixer tap. Velux skylight window.