

20 Grennan Road, Penpont, DG3 4BS

Offer Over £130,000



Charming three bedroom semi-detached house on a generous corner plot, benefiting from, double glazing, air source heat pump heating and solar panels, off street parking, garage and spacious gardens. Penpont is a quiet picturesque village lying close to Scaur water approximately 3 miles from Thornhill and 16 miles north of Dumfries. The village has a general store, tearoom and Primary School. The parish church is set in a commanding position overlooking the river Nith.



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Measurements (all approx. & longest & widest)

Entrance hall – 4.84m x 1.94m
Shower Room – 1.95m x 1.68m
Bedroom 2 – 3.61m x 3.56m

Living Room – 4.26m x 3.78m
W. C. – 0.99m x 0.87m
Bedroom 3 – 3.05m x 2.59m

Kitchen – 3.49m x 2.79m
Bedroom 1 – 4.29m x 2.98m



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 hall with cupboard, electrics and coat hooks.
- Bright and spacious living room/dining room with window to the front, two to the side and patio door to rear garden, giving great views over open countryside. Serving hatch to kitchen. Fireplace with wooden mantel and brick surround.
- Fitted kitchen with wall and base units, sink and a half with mixer tap and left hand drainer. Integrated washing machine, dishwasher, double oven and four ring hob.
- Rear vestibule with door and window to garden, shelf and Worcester boiler.
- Bedroom 1 is a double which is front facing with window to garden. Double door built-in wardrobes with hanging rail and shelf.
- Family size bathroom with bath, shower cubicle, W. C. and wash hand basin, window to garden.
- Bedroom 2 is a double with window to garden, built-in wardrobe with hanging rail and shelf.
- Master bedroom with window to garden. Large airing cupboard with shelf. Double door built-in wardrobe with hanging rail and shelf.
- Large wrap around garden. Some laid to stone chips leading to the garage to the rear of the property with space to park several cars. Two patio areas, lawn, various plants, apple tree and shrubs. Shed, greenhouse and summer house. Garage with up and over doors, further window and door to rear, light and power.







FLOOR PLAN TO BE ADDED