

# 187 Lochside Road, Dumfries, DG2 0EJ

## Offers Over £75,000



Spacious two bedroom terraced house with exclusive front and rear gardens situated in well established residential area near a range of local amenities including shops, North West Campus and on a bus route to Town Centre. Double glazing and air source heat pump.  
Ideal as a perfect first home, or buy-to-let opportunity.



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**Measurements (all approx.)**

Porch – 1.53m x 1.22m  
Bedroom 1 – 3.88m x 3.43m

Living Room – 4.85m x 3.92m  
Bedroom 2 – 3.71m x 2.82m

Kitchen/Diner – 4.86m x 3.19m  
Shower Room – 2.43m x 1.96m



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.



- Entrance porch with door to living room.
- Bright living room with large window to front. Door to kitchen. Stairs to first floor.
- Kitchen/diner with wall and base units. Sink with mixer tap and right hand drainer. Integrated electric oven and hob. Built-in cupboard with eclectics. Two windows to the rear and door to rear.
- Stairs to first floor with hand rail. Cupboard housing air source heat pump boiler. Doors to two bedrooms and shower room.
- Bedroom one is a spacious bedroom with window to the front Two built-in cupboard one with shelves and one with hanging rail.
- Bedroom two is a double bedroom with window to rear.
- Shower room with W. C., wash hand basin with mixer tap and shower cubicle. Part splashback. Window to rear.
- Front and rear gardens. Front laid to stone chips and the rear is lawn. Gate at rear also.

