



Braehead, Mennock, DG4 6HS

Offers Over £225,000

Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU
01387 255414



Beautifully presented substantial four bedroom end terraced house situated in the beautiful rural hamlet of Mennock with beautiful countryside views. Benefits from parking for several cars, garage, large gardens, double glazing and air source heat pump with battery and solar panels. With easy reach of Thornhill and Sanquhar.





Entrance vestibule with built-in cupboard. Door to living room/dining room.

Large bright room with two windows to the front and one to the side with fantastic views over open countryside.

. Fireplace with wooden mantel. Two double door built-in cupboards. Door to rear hall and stairs to first floor.

Rear hall with doors to two bedrooms and bathroom. Built-in cupboard with shelves.

Fitted kitchen with wall and base units. Integrated double oven and hob. Sink and a half with mixer tap and right hand drainer. Dishwasher and fridge included in the sale. Part tiled. Window to the side.

Utility room with worktop and double sink. Washing machine and freezer included in the sale. Window and door to side.





Bedroom one is a double with window to the rear.
 Family size bathroom with bath, shower cubicle, W. C., and wash hand basin with vanity unit. Window to side.
 Fully tiled.
 Bedroom two is a bright double bedroom with window to the rear.





Stairs to first floor with handrail and bannister. Doors to two bedrooms and shower room. Bedroom three is a bright and spacious bedroom with walk-in wardrobe with hanging rails, drawers and shelves. Built in cupboard. Window to the front with fantastic views over open countryside. Shower room with shower cubicle, wash hand basin and W. C. Fully tiled. Window to the front. Bedroom four is a bright room with windows to the front and rear with fantastic views over open countryside.





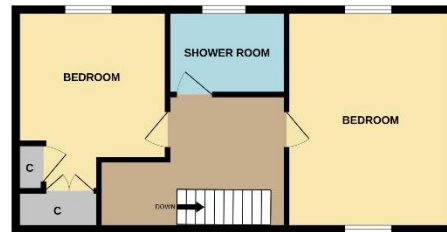
To the side of the property there is parking for several cars and drive leading to garage. The garage has power, lights and two windows to the side. . Large rear garden which is laid to lawn with a large vegetable patch. Green house and summer house.



GROUND FLOOR



1ST FLOOR



Measurements –

Front porch – 1.48m x 1.29

Living Room/Dining Room – 9.14m x 4.71m

Kitchen – 3.04m x 2.86m

Bedroom 1 – 4.07m x 2.89m

Bathroom – 2.75m x 2.24m

Bedroom 2 – 3.99m x 2.89m

Landing – 3.51m x 2.83m

Bedroom 3 – 3.62m x 2.94m

Shower Room – 1.83m x 1.49

Bedroom 4 – 4.45m x 3.12m

Garage – 6.96m x 3.89m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan ©2020

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.

EPC – C

CT - D



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
41 Castle Street
Dumfries
DG1 1DU