



264 Lochside Road, Lochside, Dumfries, DG2 0EQ

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“Well-proportioned, one bedroom, semi-detached bungalow, close to local amenities”

Accommodation

+ Hall
+ Lounge
+ Kitchen
+ Bedroom
+ Wet Room
+ Store

Outside

+ Garden

EPC Rating D

Council Tax Band A

LOCATION

Located in an elevated position within the residential area of Lochside, 264 Lochside Road offers close proximity to many amenities including primary and secondary schools, supermarkets, shops and a bus route. Dumfries town centre is located a few miles distant which offers amenities commensurate with a town of its size.

DESCRIPTION

One bedroom, semi-detached bungalow offering well-presented accommodation throughout. The property benefits from full UPVC double glazing, gas central heating and excellent storage space. There are garden grounds to the front and rear and on street parking is available

close to the property. 264 Lochside Road would make an ideal home for a first time buyer or retired buyer, or would present an ideal buy to let investment opportunity.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

UPVC double glazed obscure glass door with matching side panel at the side of the property gives access to the hall.

Hall

Central heating radiator. Heating controls, smoke alarm and carbon monoxide alarm. Large cupboard with shelving and coat hooks. Wooden storage unit and small wall mounted wooden display cabinet. Doors to lounge, bedroom, wet room and store.

Lounge

4.91m x 3.03m (excluding fireplace)

Bright, spacious room enjoying views over Lochside. Large picture window with venetian blind. Gas fire with stone surround and wooden mantelpiece. Central heating radiator. Television point and telephone point. Smoke alarm. Glazed door to kitchen.

Kitchen

3.03m x 1.92m

Window to rear with roller blind. Range of modern fitted wall and floor units with black speckled stone effect worktops and tiled splashback. Integrated Samsung electric oven, gas hob and cooker hood. Candy washing machine and lceking under counter fridge freezer. Stainless steel sink and drainer. Central heating radiator. Heat alarm. Tiled flooring.

Bedroom

3.82m x 3.04m (at widest)

Window to side with venetian blind. 2 built in double wardrobes, one with hanging rail and shelf and the other with shelving. Central heating radiator.

Wet Room

2.23m x 1.93m (at widest)

Obscure glass window to rear with venetian blind. White suite of W.C and wash hand basin. Shower enclosure with Mira Advance electric shower, grab rail and curtain rail. Tiling to half height and respatex to full height at shower enclosure. Central heating radiator and Dimplex wall mounted electric heater. Extractor fan. Grab rail. Mirrored vanity cabinet.

Store

1.36m x 1.31m

Small window to side. Potterton combi boiler. Gas meter, electric meter and fuse box. Coat hooks. Shelf.

EXTERNAL

The front garden is laid to lawn for ease of maintenance. A paved path and steps, shared with 262 Lochside Road, lead to the side of the property where the main entrance door is located. Outdoor light. Path continues to the rear garden.

The sunny aspect rear garden is also laid to lawn for ease of maintenance with a range of flowers, shrubs and small bushes and trees. Washing line. Hedge border to the rear.

VIEWING

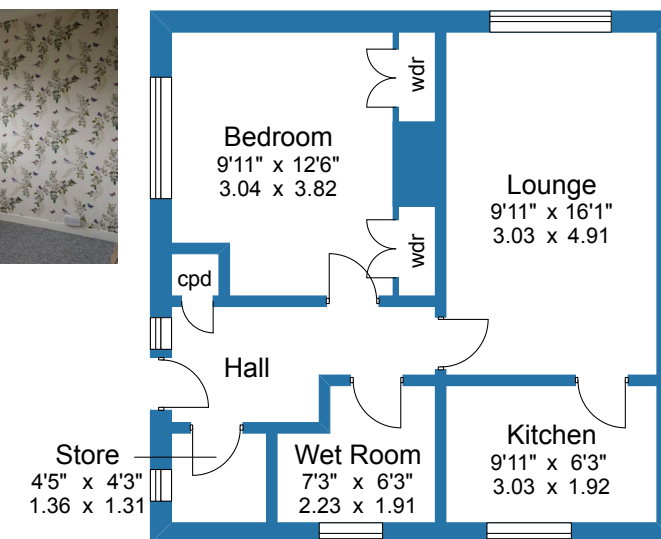
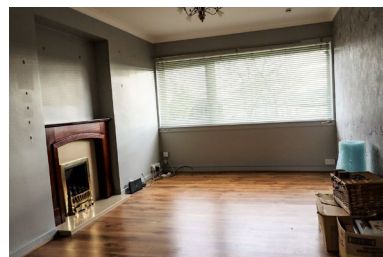
By appointment with the Selling Agents on 01556 504 038.

HOME REORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owners reserve the rights to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.



For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device. The photographs have been taken with a digital camera, using a wide angled lens.

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