

Stevenson & Johnstone

solicitors and estate agents

15 LIME GROVE Dumfries



Well presented 2 bedroom semi-detached house situated in a peaceful cul-de-sac in the popular residential Georgetown area of Dumfries. The property is in walk in condition and benefits from full double glazing and gas central heating throughout. There is garden ground to the front and rear and to the side is a driveway with off street parking. Ideal starter home. EPC = C.

Offers Over £102,000.00

Features

Entrance Vestibule. Living Room. Kitchen. 2 Bedrooms. Bathroom. Full Double Glazing. Gas Central Heating. Garden. Shed.

Property Shop
38 High Street
Langholm
Dumfries & Galloway
DG13 0JH

Tel: 013873 80482
Fax : 013873 81144
Email: enquiries@sandjlangholm.co.uk
Website: www.sandjlangholm.co.uk

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Entrance Vestibule:-

Upvc entrance door to vestibule. Tiled floor. Radiator. Cupboard housing electric meter. Double glazed window to front. Door to living room.

Living Room: 20' 8" x 10' 9" (6.30 x 3.25)

Electric fire set in marble hearth with wood surround and mantle. Carpet to floor. Two radiators. Wall lights. 4 double sockets. 1 single socket. T.V. point. Telephone socket. Central heating thermostat. Double glazed window to front. Double glazed French doors to rear garden. Open staircase to 1st floor landing. Door to kitchen.



Kitchen: 8' 9" x 6' 8" (2.65 x 2.05)

Fitted floor and wall units. Stainless steel sink and drainer with mixer tap. Oven, hob and cooker hood. Plumbed for washing machine and dishwasher. Tiles to floor. Tiled splash backs. New wall mounted Worcester combi boiler. Radiator. 4 double sockets. 1 single socket. Cooker point. Double glazed door to rear garden.



First Floor Landing:-

Access to loft. Carpet to floor. Doors to bedrooms and bathroom.

Bedroom 1: 11' x 8' 4" (3.35 x 2.50)

Double glazed window to rear. Radiator. Carpet to floor. 2 double sockets. T.V. point.

Bedroom 2: 9' 5" x 10' 6" (2.85 x 3.20)

Double glazed window to front. Built-in storage cupboard. Carpet to floor. T.V. point. 3 double sockets.



Bathroom: 7' 7" x 5' 2" overall (2.30 x 1.60)

Bath with mains powered shower over. W.C. Wash hand basin with cupboard below. Part tiles to walls. Extractor fan. Radiator. Tiles to floor. Opaque double glazed window to rear.

Outside:-

To the front of the property is a small lawn edged with flower beds. To the side is a gravel and paved driveway providing off street parking. To the rear there is a lawn edged with shrubs. Patio area. Out door tap. Timber storage shed.



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General

Address:

15 LIME GROVE
Dumfries
Dumfries & Galloway
DG1 4SQ

Amenities:

Mains water, electricity, gas and drainage. Full double glazing. Gas central heating. Telephone connection.

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob and cooker hood in the kitchen and the storage shed in the garden.

Council Tax:

Valuation Band C.

Entry:

By arrangement

Price:

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Viewing:

By arrangement with the selling agents Stevenson & Johnstone (Tel: 013873 80482)

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.

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