



**8 Waverley Road,  
Lochside,  
Dumfries,  
DG2 9PN**

- **Spacious mid-terraced property situated in the popular residential area of Lochside**
- **2 Bedrooms**
- **The property benefits from double glazing and electric heating**
- **Easily maintained garden**
- **Offers in the region of £79,000**
- **PRICE REDUCED**

EPC = E

**A B & A MATTHEWS**  
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# 8 WAVERLEY ROAD, LOCHSIDE

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Spacious mid-terraced two bedroom property with accommodation over two floors. The property benefits from double glazing, electric heating and an easily maintained garden. There is a local and regular bus service into the town centre, where all local amenities can be found. A popular walking and cycle route and The North West Community Campus are located nearby.

Accommodation comprises:- Ground Floor – Entrance Porch. Lounge. Dining Room. Kitchen. First Floor – 2 Bedrooms. Shower Room.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Porch**

**1.52m x 1.25m**

UPVC glazed entrance door. North facing window. Door giving access to lounge.

### **Lounge**

**4.90m x 3.95m**

Bright and airy room with west facing window. Stairs to first floor accommodation. Sliding glazed door to dining room. Two electric heaters.



### **Dining Room**

**3.25m x 2.38m**

East facing window.

### **Kitchen**

**2.40m x 3.30m**

East facing window. Fitted with a good range of wall and floor units, ample worksurfaces, inset stainless steel drainer sink. Space and plumbing for washing machine and space for slot in cooker. Built-in shelved larder housing electric meters.



## **FIRST FLOOR ACCOMMODATION**

### **Bedroom 1**

**3.92m x 3.55m**

West facing window. Built-in shelved and hanging cupboard and built-in shelved cupboard. Electric storage heater.

### **Bedroom 2**

**3.82m x 2.85m**

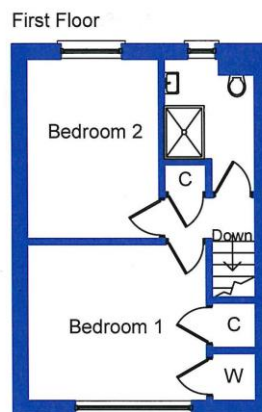
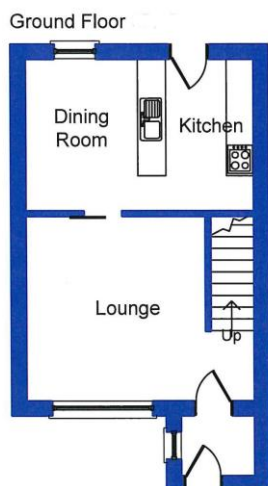
East facing window. Electric panel heater.



### **Shower Room**

**2.13m x 1.97m**

Fitted with a white suite comprising WC, counter-top wash-hand basin with storage cupboard below and shower cubicle with electric shower and wet wall panelling. Electric heater.



Sketch plan for illustrative purposes only

## **Garden**

The garden ground is laid to gravel for ease of maintenance.



## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Electric night storage heating. EPC = E.

## **COUNCIL TAX**

This property is in Band B.

## **VIEWING**

By arrangements with the Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £79,000 are anticipated and should be made to the Selling Agents.

## **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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### The Consumer Protection From Unfair Trading Regulations 2008

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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.