



***27 St Teresa's Crescent,  
Lochside,  
Dumfries,  
DG2 0ER***

EPC = C

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*  
**PROPERTY OFFICE**

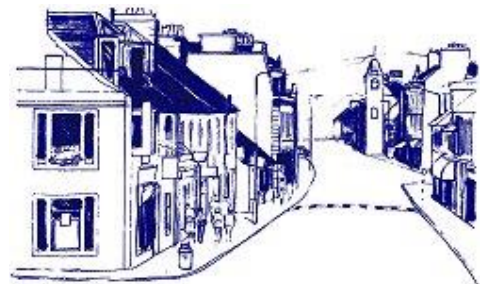
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- **Semi-detached property situated in quiet residential area, some two miles from town centre**
- **2 Bedrooms**
- **The property requires some modernisation and benefits from gas-fired central heating**
- **Easily maintained garden**
- **Offers in the region of £115,000**



## **27 ST TERESA'S CRESCENT, LOCHSIDE**

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Situated in popular residential area, some two miles from Dumfries town centre where you will find a variety of shops, cafes and leisure centre. The North West Community Campus is also located nearby. The semi-detached two-bedroom property has spacious living accommodation over two floors, while the property requires some modernisation it benefits from gas central heating. There is an easily maintained garden which is mainly laid to lawn.

Accommodation comprises: - Ground Floor – Entrance Porch. Hall. Lounge. Kitchen/Diner. Rear Porch. First Floor – 2 Bedrooms. Shower Room.

### **GROUND FLOOR ACCOMMODATION**

#### **Entrance Porch**

**0.90m x 0.90m**

Hardwood glazed entrance door. Hard wood glazed door giving access to hall.

#### **Hall**

**3.60m x 1.82m**

Built-in storage cupboard housing electric meter. Stairs to first floor accommodation. Radiator.

#### **Lounge**

**4.50m x 3.52m**

Bright and airy family room with west facing window. Tiled fire surround with inset coal effect gas fire. Radiator.



#### **Kitchen/Diner**

**5.47m x 2.70m**

Spacious room with south east facing window. Fitted with a good range of wall and floor units, ample worktops, tiled splashbacks and inset 1 ½ bowl composite drainer sink. Space for slot in cooker and space and plumbing for washing machine. Wall mounted gas-combi boiler. Radiator.



#### **Rear Porch**

**1.80m x 1.61m**

Hardwood glazed door giving access to garden.

## **FIRST FLOOR ACCOMMODATION**

### **Bedroom 1**

**4.46m x 2.88m**

North west facing window. Walk-in shelved and hanging cupboard with hatch to attic. Radiator.

### **Bedroom 2**

**3.65m x 3.40m**

South east facing window. Two shelved and hanging cupboards and shelved cupboard. Radiator.



### **Shower Room**

**1.96m x 1.74m**

Partial wet wall panelling and fitted with a white suite comprising WC, counter-top wash-hand basin and corner shower cubicle with mains shower.

### **Garden**

The garden ground lies on three sides and is mainly laid to lawn with flowering borders.

### **OUTBUILDING**

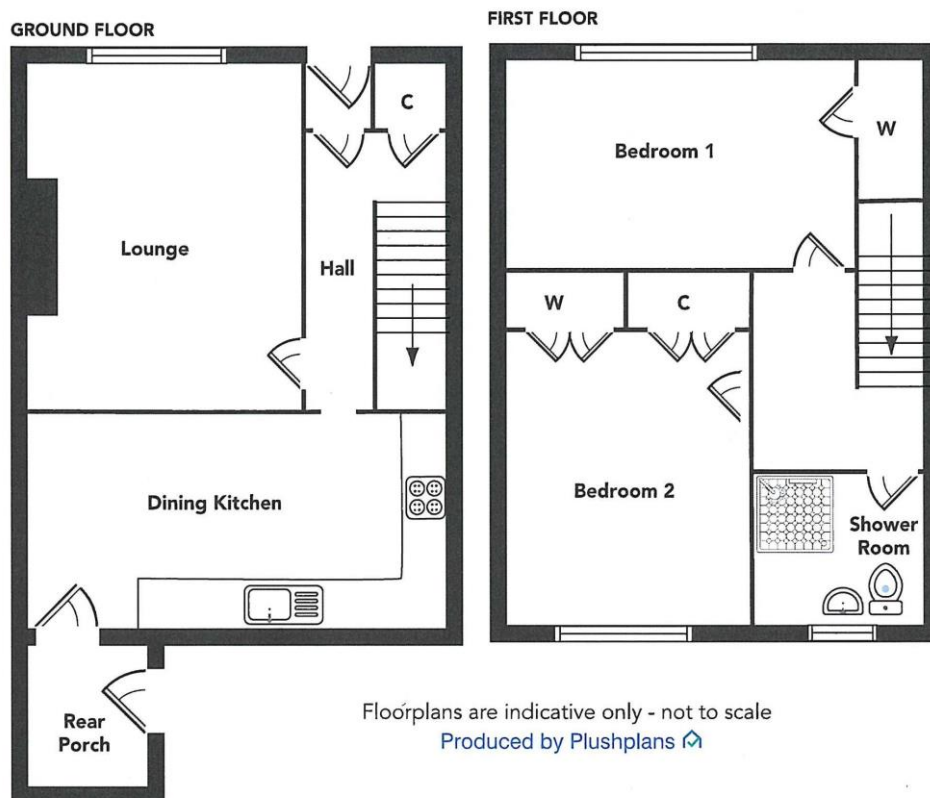
Garden Shed.





## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Gas-fired central heating. EPC = C



## **COUNCIL TAX**

This property is on Band B.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £115,000 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.