

2 Willow Bank, Main Street, Penpont, DG3 4BP

Offer Over £110,000



‘REDUCED PRICE’

Traditional sandstone spacious mid terraced two bedroom house benefiting from double glazing, garden and electric heating. Situated in the quiet picturesque village of Penpont. Approximately 3 miles from Thornhill and 16 miles north of Dumfries. The village has a newsagents/general store, Primary School and Pre School.



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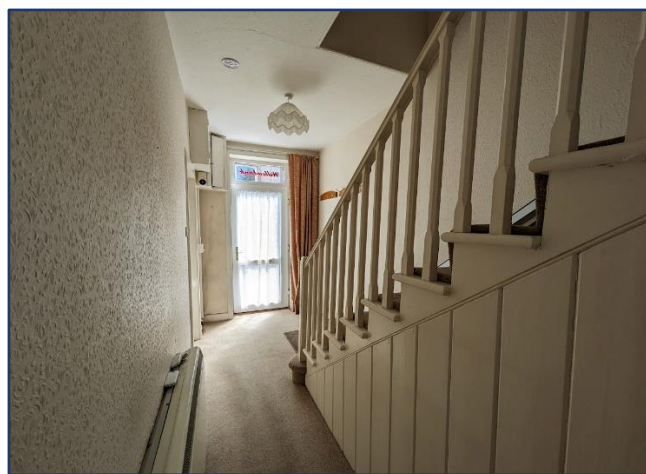


Measurements (all approx. & longest & widest)

Living Room – 3.46m x 3.45m
 Shower Room – 2.91m x 1.39m
 Bedroom 2 – 3.50m x 3.05m

Kitchen – 3.44m x 2.64m
 Room – 3.44m x 2.20m
 Box Rom – 2.23m x 1.75m

Utility – 1.84m 1.77m
 Bedroom 1 – 3.48m x 3.07m
 Cupboard – 1.78m x 0.85m



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.



Accommodation comprises:

- Entrance hall with under stairs cupboard. Stairs to first floor, door to living room, kitchen. Cupboard housing electrics.
- Bright living room, window to front. Fire place with tiled hearth and mantel.
- Further entrance hall, with door to shower room living room and room to rear.
- Shower room with walk-in Mora Sport shower, W. C. and wash hand basin, part splashback and window to front.
- Room with door giving access to garden.
- Fitted kitchen with wall and base units, sink with mixer tap and left hand drainer. Window to front, plumbed for washing machine.
- Utility room with base unit and worktop, integrated electric oven and four ring hob with extractor fan. Door to garden and window to rear.
- Stairs to first floor with hand rail. Walk-in cupboard with hanging rail and shelf and window to rear.
- Bedroom 1 is a double with window to rear.
- Bedroom 2 is also a double with window to front.
- Box room with window to front.
- Spacious rear garden with patio area, lawn, outside tap, clothes poles and shed.

