

Threave, Rosedale, Collin, DG1 4PN

Offers Over £270,000



An opportunity has arisen to purchase this desirable and well presented detached three bedroom house. Benefits from off street parking, garage, double glazing, gas central heating and gardens. Located approximately 4 miles from Dumfries Town Centre it offers a rural feel, but with ease of access to the facilities nearby Dumfries Town offers. Viewing is highly recommended for this property.



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Measurements (all approx.)

Entrance Vestibule – 1.38m x 1.17m
Sun Room – 2.69m x 2.33m
Bedroom 2 – 2.80m x 4.78m

Living Room – 5.50m x 4.09m
Bedroom 1 – 3.56m x 3.05m
Shower Room – 2.36m x 1.95m

Kitchen/Diner – 4.88m x 3.43
Bathroom – 3.23m x 3.03
Garage – 5.99m x 2.75m



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 vestibule with tiled floor, door leading to good size entrance hallway with two built-in cupboards and doors leading to living room, kitchen, bedroom 1, bathroom and stairs to first floor.
- Bright and spacious living room with large window to the front, wood burning stove and wood store with marble hearth. Door leading to kitchen/diner.
- Fitted kitchen with wall and base units, integrated fridge/freezer, dishwasher, double oven and gas hob with extractor fan. Sink with vegetable preparation, mixer tap and left hand drainer. Window to rear and door to sun room.
- Sun room with windows and door overlooking the garden.
- Bedroom 1 is a bright room with window to the front overlooking open countryside. Fitted wardrobes with mirror sliding doors and hanging rails.
- Good size family bathroom with shower and separate bath with mixer tap, W. C. and wash hand basin with vanity unit giving plenty of storage. Window to rear and underfloor heating.
- Stairs to first floor with hand rail and window overlooking the garden.
- Spacious landing which could be used as an office, doors to two bedrooms and shower room. Velux windows to the front and rear.
- Bedroom 2 is a bright room with Velux windows to the front and rear.
- Shower room with W. C., wash hand basin with mixer tap, vanity unit, shower cubicle and Velux window to the rear.
- Bedroom three is a double bedroom with fitted units and Velux windows to the front and rear.

Good size gardens to front and rear. Paved driveway with space to park several cars. Front laid to gravel with plants and shrubs. Garage with up and over door, power, Worcester boiler and door and window to the rear. The rear is laid to lawn, patio area, decking and shed. Great views over open countryside.



