



**ADDRESS:-**

**CROSBIE BANK, MAIN ROAD,  
LOCHARBRIGGS, DUMFRIES DG1 1RY.**

**SUMMARY:-**

Very deceptively spacious three bedroom detached house in Locharbriggs. The property offers good-sized accommodation, private garden and garage. The property is in need of up-grading and modernisation but could make a lovely family home.

**ACCOMMODATION:-**

Comprises Living Room, Study, Kitchen, Two Bathrooms, Three Bedrooms, Garage and Gardens.

**VIEWING:-**

By arrangement with Selling Agents.

**PRICE:-**

**OFFERS IN THE REGION OF £150,000**

**Crosbie Bank, Main Road,**  
**Locharbriggs, Dumfries.**

PVC door with patterned glass panel leading into Hallway with central heating radiator. Meters and telephone socket. Door to Bedroom and Living Room.

**BEDROOM ONE (DOWNSTAIRS)**  
11'6" x 14'1"  
(3.53m x 4.29m)

PVC double-glazed window with wide display sill. Central heating radiator. Telephone socket and two double electric sockets. Recessed shelving.

**LIVING ROOM**  
12'7" x 11'10"  
(3.87m x 3.64m)

Electric fire. PVC double-glazed window with wide display sill. Central heating radiator. TV aerial socket and two double electric sockets. Inset ceiling lighting. Door to inner Hallway and passage through to Downstairs Bathroom and Kitchen.

**DOWNSTAIRS BATHROOM**

WC, wash hand basin and bath with tiled splashbacks. Central heating radiator. PVC double-glazed patterned glass window.

**KITCHEN**  
14'1" x 11'  
(4.29m x 3.35m)

Floor units and stainless steel sink. Two double-glazed windows. Central heating radiator. Door to rear.

**HALLWAY**

This room could be used as a Dining area or Living area with large double-glazed sliding patio doors. Central

heating radiator. Double electric sockets. Stairs to upper floor accommodation and door to Study.

**STUDY**  
10'7" x 7'1"  
(3.26m x 2.16m)

Aluminium double-glazed window with display sill. Central heating radiator. Built in cupboard and top cupboard.

**UPSTAIRS LANDING**

Aluminium double-glazed window with display sill. Central heating radiator. Electric socket.

**BEDROOM TWO**  
11' 2" x 9'6"  
(3.41m x 2.92m)

Aluminium double-glazed window with display sill overlooking the rear. Central heating radiator. Two single and one double electric sockets. Built in wardrobe with hanging rail and further cupboard which houses the Worcester Combi boiler and access to eaves storage.

**BEDROOM THREE**  
11'3" x 11'1"  
(3.44m x 3.38m)

Aluminium double-glazed window with display sill overlooking the rear. Central heating radiator. Two single and one double electric sockets. Built in large cupboard.

**BATHROOM**

WC, wash hand basin and bath with over bath electric shower. Central heating radiator. Velux window.

**GARAGE**

Up and over door.

the basic facts before submitting an Offer.

## **GARDEN**

Small garden area to front. Driveway to side leading to private rear and side garden areas. Paved area to the rear and grass corner plot with hedged boundaries.

## **NOTES:-**

1. COUNCIL TAX BAND-E
2. DATE OF ENTRY-By arrangement with Selling Agents.
3. VIEWING-By arrangement.
4. HEATING-Gas Central heating
5. SERVICES-Mains Gas, Electricity, Water and Drainage
6. ITEMS INCLUDED-As seen
7. Measurements are approximate and for guidance only.
8. IMPORTANT- A Closing Date for Offers may be set and therefore it would be advisable for all prospective purchasers to register their interest with the Selling Agents.
9. Offers should be lodged with the Selling Agents.
10. These particulars have been carefully prepared by Murray Little & Knox, 27 Bank Street, Annan, DG12 6AU. Tel. 01461 202866/7, Fax. 01461 205995. E-mail. [mlandk@mlandk.co.uk](mailto:mlandk@mlandk.co.uk). Web. [www.mlandk.co.uk](http://www.mlandk.co.uk). Although believed to be correct they are not guaranteed and therefore it would be advisable for all prospective purchasers to satisfy themselves to