



37 George Street, Dumfries, DG1 1EB

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**15 Osborne Crescent, Dumfries**  
2 Bedrooms | Offers over £73,000

Two bedroom end-terraced house in residential area on outskirts of Town. It is close to Schools and retail outlets. The property is also close to A75 north and south and short drive from Town Centre for all local amenities and commuter links. The property is in need of modernisation and upgrading but benefits from spacious accommodation.

EPC-D

## General Information

The property is located in Lochside on the outskirts of Dumfries. The property has easy access to Schools and local amenities. Is on bus route and has excellent commuter access to A75. Dumfries Town Centre is a short distance away for local bars, restaurants, and leisure facilities. DGRI Hospital within easy distance.

### Accommodation

Main entrance door is a hardwood door to side leading into Hallway with central heating radiator and central heating thermostat. Doors to Living Room, Kitchen, Storeroom and stairs to upper floor accommodation.

### Living Room/Dining Room

10'1" x 19'11"

3.07m x 5.79m

Baxi gas fire in tiled fireplace. PVC double-glazed windows one to front and one to rear with display sills. Two central heating radiators. Four double electric sockets and telephone socket.

### Storeroom

2'7" x 5'3"

0.82m x 1.61m

PVC double-glazed window. (May have the potential to be converted into Downstairs WC).

### Kitchen

7'6" x 13'

2.31m x 3.96m

PVC double-glazed window with display sill. Floor unit with stainless steel sink and single drainer. Small work surface area. Potterton gas central heating radiator. Meter cupboard. Three double electric sockets. (Indesit washing machine, Belling cooker and Candy fridge/freezer are being left in the property). One built in shelved cupboard and further storage cupboard.

### Upstairs Accommodation

#### Landing

PVC double-glazed window with display sill. Built in cupboard. Single electric socket. Hatch to part floored roof space. Doors to Two Bedrooms and Wet Room.

#### Back Bedroom

13'6" x 8'2"

3.96m x 2.49m

PVC double-glazed window with display sill. Central heating radiator. Two deep wardrobes one with hanging rail and top shelf. One double and one single electric sockets.

#### Front Bedroom

13'6" x 8'5"

4.14m x 2.59

Two PVC double-glazed windows with displays sills. Central heating radiator. One double and one single electric sockets. Two deep wardrobes one shelved and one with hanging rail and top shelf.

#### Wet Room

6' x 3'9"

1.82m x 1.18m

Wet room floor. Respatex walls. WC, wash hand basin off mains shower. Stainless steel towel rail/radiator. Xpelair. PVC double-glazed

patterned glass window with display sill.

### Included

All floor coverings, light fittings and curtains. (There is no warranty given for all white goods included in the sale regarding condition or working order).

### Services

The property has mains gas, electricity, water and septic tank drainage. The telephone line may be taken over subject to British Telecom Regulations.

Council Tax – Band B

### Home Report

To download Home Report – Contact Selling Agents.

### Room Layout

For layout of rooms only and is not drawn to scale.

### Notes

A closing date for offers may be arranged and therefore it would be advisable that prospective purchasers register their interest with the Selling Agents, in writing, and preferably through their Solicitor.

Walker & Sharpe, as Selling Agents, have prepared these particulars with care. No warranty of any kind can be given that any items of electrical or mechanical equipment including, without prejudice to the foregoing generality, the central heating, drainage and electrical systems serving the property are in full working order.

The measurements, taken by sonic tape, are approximate and for guidance only. It is for prospective purchasers to investigate and satisfy themselves as to the basic facts before submitting an offer.





# Floor Plans





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