



**POLLOCK & MCLEAN**



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Website – [www.pollockmclean.co.uk](http://www.pollockmclean.co.uk)

**9 FOUNTAINBLEAU,  
LOCKERBIE ROAD, DUMFRIES, DG1 3PF**



Sandstone maisonette flat extending over the first and second floors offering spacious accommodation within easy reach of a wide range of facilities.

Accommodation consists of: Living Room, Dining Room, Kitchen, 3 Bedrooms (1 En-suite), Office, Bathroom, Toilet, Double Glazing, Electric Heating, Garage, Garden.

**GUIDE PRICE £125,000**

## GENERAL

SANDSTONE MAISONETTE FLAT EXTENDING OVER THE FIRST AND SECOND FLOORS OFFERING SPACIOUS ACCOMMODATION WITHIN EASY REACH OF A WIDE RANGE OF FACILITIES.

## DIRECTIONS

SEE ATTACHED MAP

## VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE STAIRWAY AND LANDING

Double glazed panelled door to the entrance stairway with fitted carpet. On the first landing there is a beautiful decorative stain glass window and fitted carpet. Further stair with decorative rungs leads to the second landing which has a storage cupboard housing the hot water tank. Fitted carpet and 1 x 13 amp power point.

### LIVING ROOM

17' X 13' 3"

Spacious room with double glazed windows to the front and side. Two night storage electric radiators. Freestanding electric fire with surround will be included in sale. Fitted carpet. Cornicing. 8 x 13 amp power points. TV aerial point.



### DINING ROOM

15' 9" X 11' 2"

Double glazed windows to the rear and side. Freestanding electric fire with surround will be included in sale. Electric panel radiator. 8 x 13 amp power points. Cornicing. Fitted carpet.



### KITCHEN

13' 5" X 13' 2"

The kitchen is in need of some modernisation but presently consists of a range work tops, base units and wall cupboards. Single drainer sink unit. Tiled splashbacks. The washing machine, cooker and fridge freezer will all be included in sale. Electric night storage radiator. Two double glazed windows, one to the rear and one to the side. Vinyl flooring. 10 x 13 amp power points. Cornicing.



### OFFICE

8' 9" X 7' 6"

Double glazed window to the front. Fitted wardrobes with hanging and shelving space. 4 x 13 amp power points. Cornicing. Fitted carpet.

### TOILET

WC and wash hand basin. Fitted mirror. Xpelair. Fitted carpet.

### BEDROOM 1 (EN-SUITE)

15' 10" X 12' 7"

Double glazed windows to the front and side. Electric panel radiator. 4 x 13 amp power points. Cornicing. Fitted carpet.



### EN-SUITE SHOWER ROOM

6' 4" X 5' 6"

Shower cubicle with mains shower and laminate surround, wash hand basin with shaver light and point above and WC. Double glazed frosted glass window. Bathroom cabinet. Dimplex fan radiator. Fitted carpet.

### STAIRWAY AND UPPER LANDINGS

A further staircase with fitted carpet leads from the second landing to the third landing, with fitted mirror, carpet and velux window, leading to the upper landing from which two further bedrooms and bathroom are accessed.

### BEDROOM 2

14' 9" X 13' 2"

Velux window. 6 x 13 amp power points. Electric night storage radiator. Slightly combed ceilings. Fitted carpet.



### BEDROOM 3

15' 8" X 14' 9"

Velux window. Storage cupboard under the eaves. 6 x 13 amp power points. Electric night storage radiator. Slightly combed ceilings. Fitted carpet.



### BATHROOM

9' 11" X 7' 6"

Bathroom suite consisting of bath with mains shower above and tiled surround. Wash hand basin with tiled splashback and mirrored bathroom cabinet above. WC. Electric night storage radiator. Coombed ceiling with velux window. Fitted carpet.



### GARAGE

18' X 14' 8"

Garage with up and over door. Power and light. Concrete flooring.

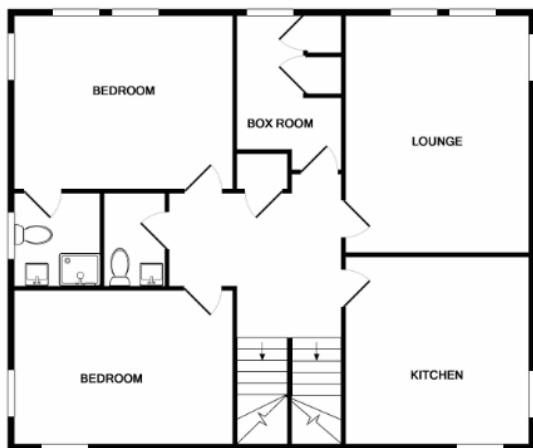
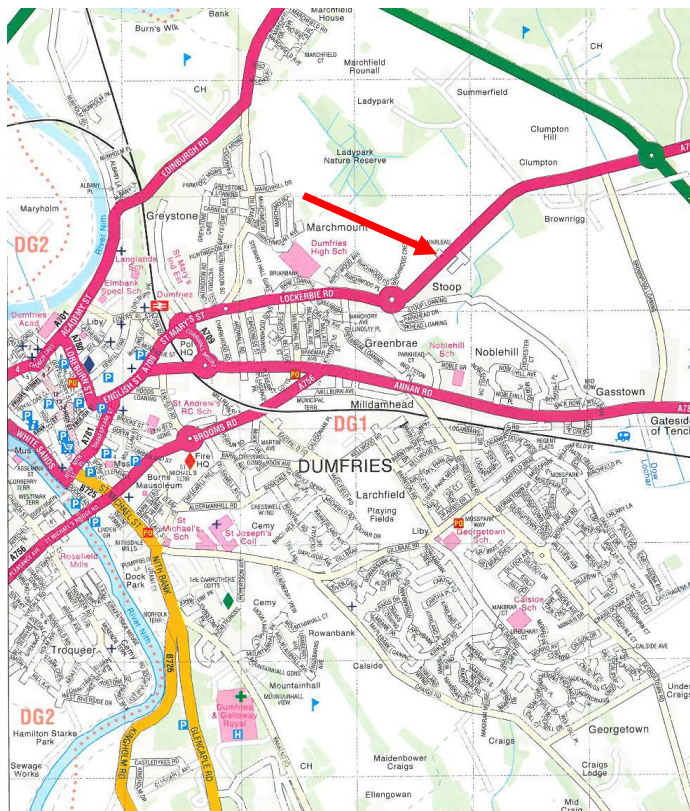


### OUTSIDE

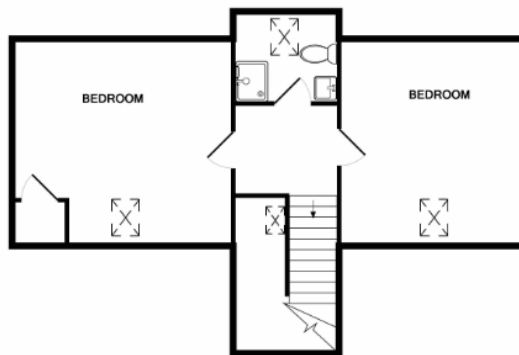
The property benefits from a shared access driveway with shared parking area with space for two cars.

The property has its own spacious garden which is laid out in plant beds and lawn area with a selection of mature shrubs, plants and fruit trees. Garden shed included in sale. There is a shared access pathway leading to Lockerbie Road.





1ST FLOOR



ATTIC FLOOR

This plan is not to scale and is intended for general illustrative purposes only.

### Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. 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.
4. Post Code DG1 3PF  
Council Tax Band D  
EPC= F
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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