



**'REDUCED PRICE'**

**8 SALMON COURT, KINGHOLM QUAY, DUMFRIES, DG1 4UN**

TERRACED HOUSE IN QUIET CUL-DE-SAC WITHIN THREE MILES OF TOWN CENTRE.

ACCOMMODATION: HALLWAY, OPEN PLAN LIVING ROOM/DINING AREA, KITCHEN, THREE BEDROOM, BATHROOM, GARDEN AREA TO FRONT AND REAR, DOUBLE GLAZING, GAS CENTRAL HEATING.

PRICE: FIXED £98,000

REF: B22623

## Property Overview

Terraced house in quiet cul-de-sac. Within three miles of town centre. Located close to Crichton Campus, DGRI, local amenities, primary school and secondary schools. Easy access to Dumfries Town Centre with regular local bus route.

## ACCOMMODATION

From Front Entrance UPVC door with dappled decorative stained glass panel into:

### Hall

5'11" x 14' 09" approx. at widest points.

Wooden laminate flooring. Radiator. Four spot lighter. Under stair storage area. Ingressed cloak cupboard with hanging pegs. Second spacious cupboard with shelving.

### Living Room/Dining Area

23'08" x 11'04" approx at widest point.

Carpeted. Dimmer switch. 2 x3 ceiling uplighter fitments. Two wall mounted lights. TV point. Feature fire place with marble harth (non operational). Radiator. Large window to front overlooking front garden. Venetian blinds. Living room and dining areas are separated by arch.



### Dining Area:

Wall mounted light. Radiator. Carpeted. Ample power points. Two wall shelves. Window to rear. UPVC door to rear with dappled glass pane.

From dining area solid wooden door to kitchen and also from hall.

### **Kitchen**

**8'10" x 8'10" approx.**

Wooden laminate flooring. Wood effect units with speckled worktops. Array of storage cupboards. One large down lighter. Radiator. Built in DIPLOMAT cooker with ceramic hobs. Built in fridge freezer. Stainless steel sink with left hand drainer and mixer tap. Large window to rear with fitted roller blind. Splashback tiling.



Stairs to upper landing with feature banister.

### **Upper Landing**

**9" x 6'09' approx. at longest axis**

Carpeted. L shape landing. Hatch to loft. Pendant light. Built in storage cupboard and second cupboard with shelving. Smoke alarm. Doors to bathroom, bedrooms 1, 2 and 3.

### **Bedroom One (double)**

**8'06" by 8'10" approx.**

Large built in wardrobe. Carpeted. Radiator. 3 Spotlight light fitment. Window to rear with wooden curtain pole. TV point. Power points.

### **Bedroom Two (master)**

**8,08" x 14'05" approx.**

Window to front of property. Fitted beige carpet. Three spot lighter light fitment. Radiator. TV point.



**Bedroom Three (single)**  
**5'05" x 10'08" approx.**

Fitted carpet. Power points. Three spot lighter light fitment. Window to front of property. Vertical blinds. Decorative curtain pole. Radiator. Built in wardrobe/storage cupboard. Dimmer switch. Extension telephone point.

**Bathroom**  
**6'02 x 5'05" approx**

White bathroom three piece suite. Tiled effect lino flooring. White tiled splashback. Bath with shower screen. (TRITON T805i Electric Shower) Dappled window to rear with roller blind. Wall mounted mirror. Towel rail. Glass shelve. Large down lighter.



### **Externally**

The front of the property is mainly laid to lawn with stone chips gravel with raised decking and an outside light.

To the rear of the house there is a stone brick shed, coal bunker and an outside tap.

### **SERVICES**

Mains water, Electricity, Gas and drainage.

### **ENTRY**

By arrangement

### **HOW TO GET THERE**

See plan

### **VIEWING**

By contacting the seller on 01387 262336 or selling agents on 01387 267316.

### **HOME REPORT**

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at [www.onesurvey.org](http://www.onesurvey.org) Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316) (admin and copying charge applies).

### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed

### **DISCLAIMER**

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their

condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.