



4 JOHN CRABBE CRESCENT, KIRKTON, DUMFRIES, DG1 1TQ

DELIGHTFUL MID TERRACED HOUSE SITUATED IN THE QUIET VILLAGE OF KIRKTON APPROXIMATELY 4 MILES FROM DUMFRIES. LOCAL SHOP AND POST OFFICE IN VILLAGE. DUNCOW PRIMARY SCHOOL ONE MILE AWAY.

ACCOMMODATION: HALLWAY. LIVING ROOM. KITCHEN. BATHROOM. 3 BEDROOMS. ENTRANCE HALL. PARKING AREA. GARDEN. SOLID FUEL HEATING AND DOUBLE GLAZING THROUGHOUT.

VIEWING: BY PRIOR APPOINTMENT BY CONTACTING THE SELLERS DIRECT ON 01387 710121 OR THE SELLING AGENTS.

PRICE – OFFERS AROUND £115,000

REF: B21498

ACCOMMODATION

HALLWAY

Understair cupboard. One single power point. Telephone point. Cupboard at front door with power point and shelves. Window to front. Smoke alarm.

LIVING ROOM/LOUNGE

19'6" x 11' (approx.)

Fitted carpet. Radiator. Sandstone surround fire with Parkray fire. Two double and 2 single power points. Telephone and satellite point. Timer for heating. French doors onto garden.



KITCHEN

13'3" x 8'1" (approx)

Electric hob with electric oven. Tiled splashback. Wide range of worktops and kitchen cupboards at wall and floor level. Plumbed for washing machine and dishwasher. Vented for tumble dryer and cooker hood. Four double, 3 single and 1 triple power points. Integrated fridge.



BEDROOM 1

10'1" x 10'8" (approx)

Fitted carpet. Double glazed window to rear. Radiator. Two single power points. Telephone point. Built in wardrobes.



BEDROOM 2

10'1" x 8'1" (approx)

Fitted carpet. Double glazed window to front. Built-in wardrobe and fitted bedroom units. Shelved area. Radiator. Two single power points. Telephone point.



BEDROOM 3

9'1" x 7'9"

Fitted carpet. Double glazed window to rear. Fitted wardrobe with drawers and shelved area. One double and one single power point. Telephone point.

BATHROOM

5'10" x 5'6" (approx)

Three piece white suite with "Gainsborough" electric shower. Radiator. Two bathroom cabinets. Extractor fan. Window to front.

UPSTAIRS LANDING

Access to partially floored attic with light and power. Airing cupboard. Smoke alarm.

OUTSIDE

There is a paved patio area just outside lounge with access from French doors. Large grassy area with ample room for drying. Shed. Greenhouse. Side shed. Coal house.



EXTRAS

Blinds, curtains, light fittings and curtain poles included. It should be noted that some items may be purchased by separate negotiation.

SERVICES

Solid Fuel central heating. Mains electricity and water.

VIEWING

By prior appointment by contacting the Sellers direct on 01387 710121.

COUNCIL TAX BAND

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DIRECTIONS

From Dumfries Town Centre head for Moffat. On the A701 just before Gates Rubber Factory turn left to head for Auldgirth. Once you reach Kirkton turn left into Longloch Drive and John Crabbe Crescent is the first on the left again. Number 4 is on the left hand side.

HOME REPORT

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

ENTRY

By arrangement with the seller.

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 for offers.

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.