



**16 KIRKLAND ROAD,
DUMFRIES, DG2 9RX
PRICE: OFFERS OVER £105,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Entrance Porch	5'11" x 5'08" (approx)
Living Room	12'04" x 14'11" (approx)
Kitchen	7'11" x 15'10" (approx)
Bedroom 1	12'04" x 13'08" (approx)
Bedroom 2	12'05" x 9'02" (approx)
Bathroom	6'02" x 6'01" (approx)

Home Report—www.onesurvey.com

EPC = D

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. Viewings will be permitted in line with current Covid-19 regulations.



This two bedroom terraced house can be found in the small village of Terregles just a 3 mile drive from Dumfries. Fantastic views of the White Hills at the front of the property and great views over open farmland to the rear. Benefits from off-street parking, very large rear garden, double glazing and oil fired central heating.

The accommodation comprises: entrance porch, entrance hallway, spacious living room with double glazed window to the front with great views over White Hills, wood burning stove with wooden mantel. Modern fitted kitchen with trendy black wall and base units, tiled splashback, sink with vegetable preparation area, mixer tap and left hand drainer, built-in dishwasher, understairs cupboard. Stairs to first floor with handrail, two spacious Double Bedrooms, one front facing and one rear, front facing room has built-in cupboard. Modern family-sized Bathroom with W.C., wash-hand basin with storage, large bath and shower and part Respatex walls. Driveway to the front with off-street parking. Generous sized rear garden laid to lawn, garden tap, two sheds and outbuilding with electricity. Gate giving access for wheelie bins.



SERVICES

Mains water, electricity and drainage. Central heating oil tank

OFFERS

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.

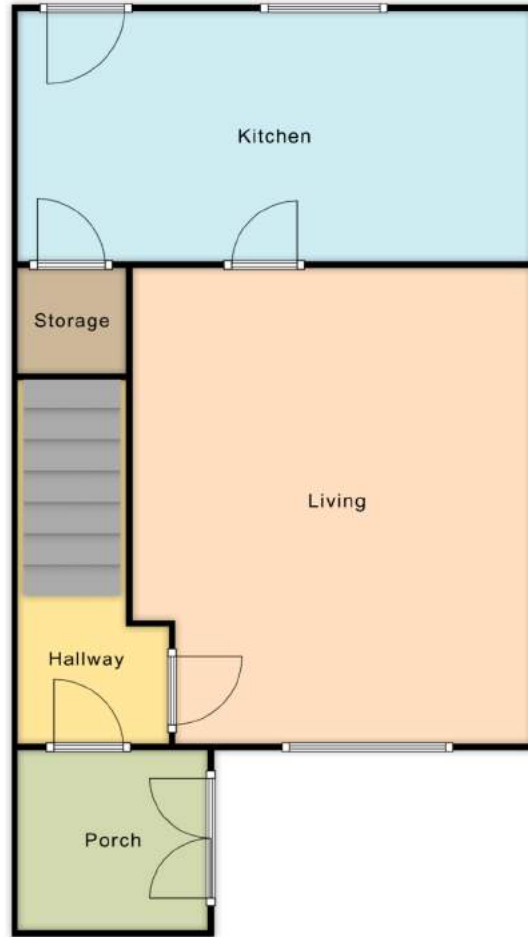






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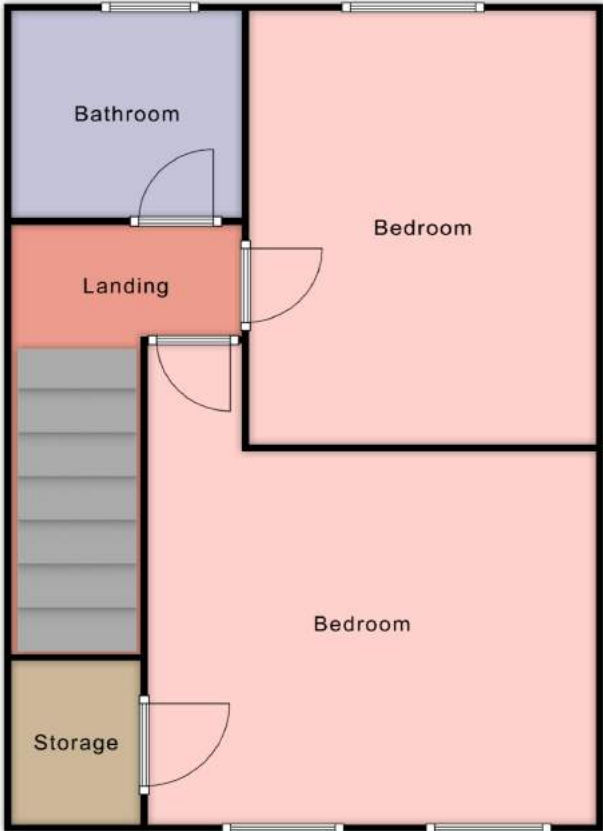
Ground Floor



This plan is for illustrative purposes only and may not accurately represent the property. Plan not to scale.

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First Floor



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