



**CRANBROOK, BARRASGATE,  
KIRKTON, DUMFRIES, DG1 1ST  
PRICE: OFFERS OVER £100,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



Room dimensions:

Entrance Vestibule	2'11" x 3'08" (approx)
Living room	12'03" x 14'08" (approx)
Pantry/Utility	5'04" x 7'05" (approx)
Kitchen	11'05" x 6'02" (approx)
Shower Room	4'03" x 6'02" (approx)
Master Bedroom	12'04" x 10'01" (approx)
Bedroom 2	5'11" x 14'01" (approx)

Home Report—[www.packdetails.com](http://www.packdetails.com)

REF: HP

**EPC = E**

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



This is a picturesque terraced two bedroom cottage situated in the peaceful village of Kirkton. Kirkton is a small village surrounded by beautiful countryside (approximately 4 miles from Dumfries). There is a village hall and church. Local bus service to/from Dumfries with a wide range of shops and amenities. The property would benefit from some modernisation and would be ideal for a first time buyer or buy to let investor. Benefits from double glazing.

The accommodation comprises: front entrance hall, housing electrics and small loft hatch. Living room with window to the front, wood burner with stone mantel. Utility/pantry area. Fitted kitchen with wall and base units, sink with mixer tap, vegetable preparation area and right hand drainer, space for cooker, washing machine and fridge/freezer, part-tiled, windows and door to rear. Shower room with W.C., wash hand basin with cupboard underneath and shower cubicle. Two bedrooms, both front facing with adjoining door, the larger bedroom has an electric radiator. The front of the property has stone chips with space for a bench, the rear is laid to decking.



### **SERVICES**

Mains water, drainage and electricity.

### **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.

### **FURTHER INFORMATION**

Please note there is current a sitting tenant in the property (under the equivalent of a Private Residential Tenancy) whose Notice period ends in March 2022. The property can either be sold with vacant possession subject to the aforementioned Tenant Notice period or the incoming Purchaser is welcome to agree/negotiate a new Tenancy with the existing Tenant should both parties agree to enter into same.



