



'REDUCED PRICE'

9 KIRKLAND ROAD, TERREGLES

DUMFRIES, DG2 9RX

PRICE: OFFERS OVER £110,000

Primrose

&

Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	14'05"	(at widest) x 12'05"	(approx)
Kitchen	12'05"	x 8'04"	(at widest) (approx)
Shower Room	8'04"	x 6'08"	(approx)
Bedroom 1	16'01"	x 10'03"	(approx)
Bedroom 2	12'07"	x 8'09"	(approx)
Bedroom 3	10'06"	x 9'00"	(approx)

Home Report—www.onesurvey.com

EPC = D

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



Spacious mid-terraced three bedroom house situated in the much sought-after village of Terregles. The property sits just a 3 mile drive from Dumfries. Situated in a quiet cul-de-sac with open views over farmland, the property benefits from a good size front and rear gardens, double glazing and electric central heating. The property also benefits from an installation of 14 solar panels.

The accommodation comprises: Spacious entrance hallway with space for table and chairs, built-in cupboard. Good sized living room with double glazed window to the front, electric fire with decorative marble hearth and mantel. Fitted kitchen with wall and base units and marble-effect worktops, stainless steel sink with left hand side drainer, window overlooking rear garden, large built-in cupboard. Shower room with W.C., washhand basin and large shower cubicle (there is space to change to a bath). Stairs to first floor with handrail on one side, master bedroom to the front with two double glazed windows and large built-in cupboard, two double bedrooms to the rear. Front garden is laid to lawn with dwarf brick wall and iron gate to the front. The rear garden is easily maintained, laid to stone chips with a corner paved patio, wooden fencing on all sides, garden tap and outside light. Right of access for essential purposes across path of the adjacent property.



SERVICES

Mains water, electricity and drainage.

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.

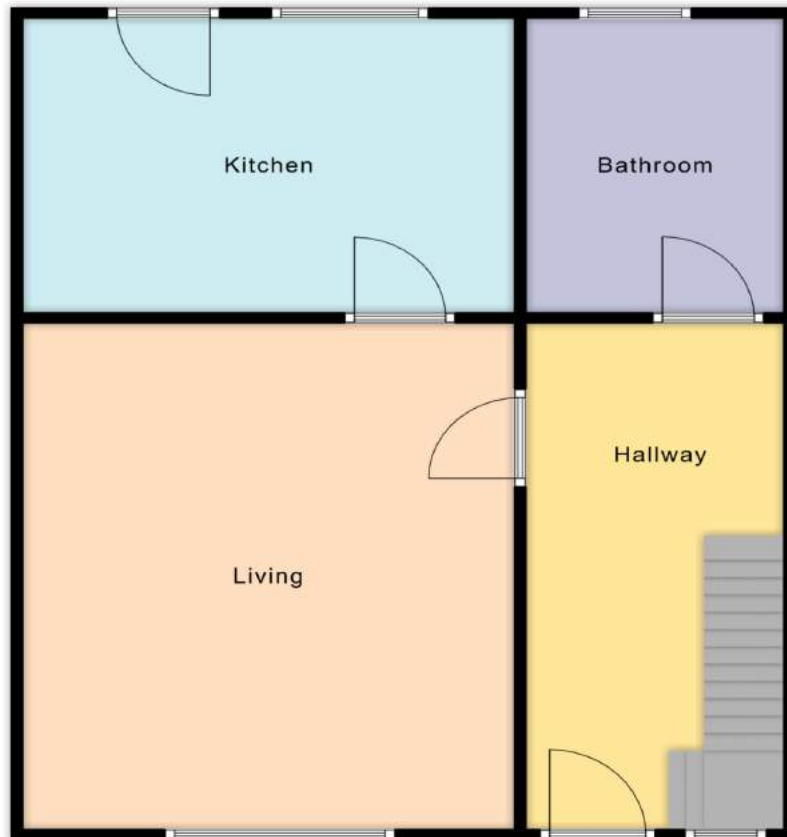






9 Kirkland Road, Terregles, Dumfries

Ground Floor



This plan is for illustration purposes and may not represent the property. The plan is not to scale.

9 Kirkland Road, Terregles, Dumfries

First Floor



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