



3 LONGLOCH DRIVE, KIRKTON
DUMFRIES, DG1 1SW
PRICE: OFFERS OVER £120,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 19'06" x 11'00" (approx)
Kitchen 8'00" x 13'00" (approx)
Bedroom 1 7'07" x 9'01" (approx)
Bedroom 2 10'00" x 10'05" (approx)
Bedroom 3 10'00" x 8'01" (approx)
Shower Room 5'10" x 5'00" (approx)

Home Report—www.packdetails.com

REF: HP697292

EPC = D

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



Spacious semi-detached three bedroom house situated in the much sought-after 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 which has wide range of shops and amenities. The property benefits from good size front and rear gardens, driveway, double glazing and oil-fired central heating. Ideal for a first time buyer.

The accommodation comprises: Entrance hallway with built-in understairs cupboard. Spacious living room with double glazed window to the rear and patio doors, electric fire with wooden mantel. Fitted kitchen with wall and base units and marble-effect worktops, stainless steel sink with mixer tap, right hand drainer, window overlooking front of property, plumbed for washing machine with space for tumble dryer. Stairs to first floor with bannister, on the landing there is a built-in linen cupboard and loft hatch. Master bedroom to the rear with three door built-in wardrobe with shelf and hanging rail, further two bedrooms, one front-facing and one to the rear. Shower room with W.C., wash hand basin with mixer tap and shower cubicle with Triton shower, part Respatex. Front garden is laid to stones with some shrubs. Driveway. The rear garden is easily maintained, with a patio area and laid to grass with a selection of plants and shrubs.



SERVICES

Mains water, electricity and drainage. 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.

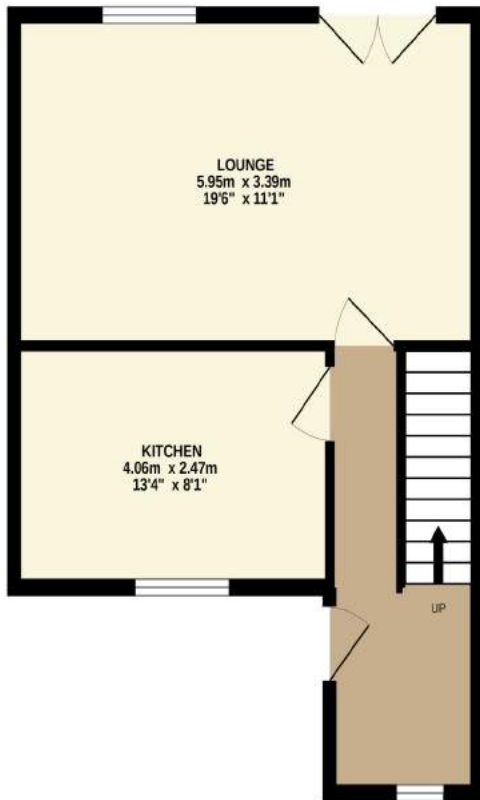
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.

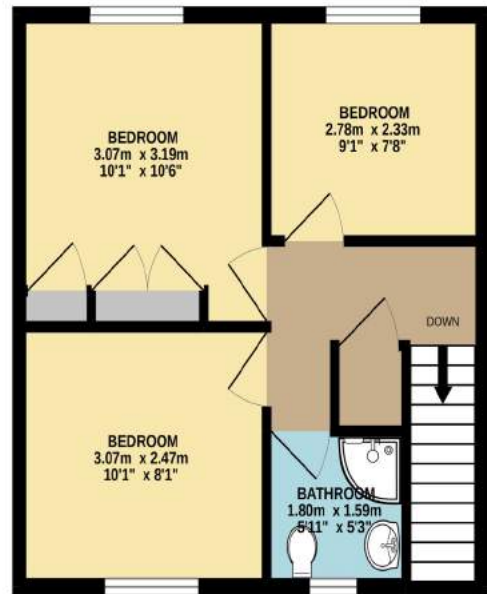




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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