



1 HALL COTTAGE, KIRKTON, DUMFRIES, DG1 1ST

PRICE: OFFERS OVER £175,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.73m x 3.04m (approx)
Kitchen	3.35m x 3.53m (approx)
Shower Room	2.05m x 2.51m (approx)
Bedroom 1	4.80m x 3.08m (approx)
Bedroom 2	4.81m x 2.43m (approx)
Bedroom 3	4.73m x 2.43m (approx)

EPC— E

Council Tax Band— C

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This well presented three bedroom sandstone detached house is situated in the rural village of Kirkton just a 4 mile drive from Dumfries. The village itself has a Town Hall, church and a Post Office which operates two days a week, Kirkton is on a regular bus route to both Dumfries town centre and Thornhill. Benefitting from double glazing throughout, oil fired central heating and newly installed modern kitchen. Viewings are highly recommended.

The accommodation comprises: good sized living room with log burner, understairs walk-in cupboard and views to the front of the property; spacious kitchen with floor and wall cupboards, space and plumbing for washing machine, integrated fridge and freezer, electric oven, grill and ceramic hob; shower room with W.C., washhand basin and corner shower; bedroom 1 is a double room with walk-in wardrobe; bedroom 2 is a double room with views to the front of the property; bedroom 3 is a double room located on the ground floor. The garden of the property is located down a lane to the rear of the property and is shared with neighbouring properties.



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.





