



THE BARN, KNOWEHEAD, KIRKMAHOE, KIRKTON, DUMFRIES, DG1 1RE

PRICE: OFFERS OVER £300,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.73m x 3.58m (approx)	Bedroom 1	4.73m x 3.47m (approx)
Kitchen	4.76m x 2.84m (approx)	Bedroom 2	4.47m x 3.85m (approx)
Dining Room	4.77m x 3.69m (approx)	Bedroom 3	3.62m x 4.32m (approx)
Utility Room	4.40m x 2.41m (approx)	Bedroom 4	2.96m x 3.62m (approx)
Bathroom	1.99m x 3.45m (approx)	Study	2.83m x 1.82m (approx)
Shower Room	1.48m x 2.79m (approx)		

EPC— E

Council Tax Band— D

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

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



This spacious, four bedroom rural property is situated within Kirkmahoe on the outskirts of Dumfries. The property is just 6.3 miles from Dumfries town centre which offers various amenities such as convenience stores, doctors, dentist, leisure facilities, post office and pharmacy. The catchment schools for this area are Duncow Primary or Wallacehall Primary & Secondary. Benefitting from double glazing and gas central heating throughout, off-street parking and secluded private gardens. Viewings are highly recommended. The accommodation comprises: Living room with log burner and French doors leading to the outdoor patio area; kitchen with floor and wall cupboards, gas cooker, integrated fridge/freezer, dishwasher and space for small dining table; utility room with floor and wall cupboards, space and plumbing for washing machine and tumble dryer; good size dining room with views over the neighbouring countryside; bedroom 1 is a double room with built-in wardrobes and views to the side of the property; bedroom 2 is a double room with built-in storage cupboard and views to the front of the property; family bathroom with W.C., washhand basin and shower over bath; bedroom 3 is a double room with coombed ceiling and access to the eaves; bedroom 4 is a small double room with access to the eaves; shower room with W.C., washhand basin and corner electric shower; study with ample workspace. The gardens at the property are laid to lawn with patio seating area.



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.



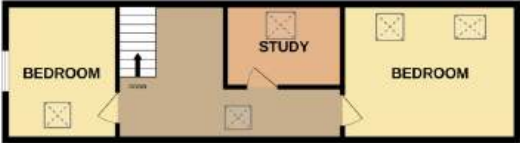




GROUND FLOOR



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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