





4 Kirkland Road, Dumfries, DG1 4EZ

Offers over £165,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

A well-proportioned three-bedroom semi-detached home welcomed to the market offering spacious accommodation and excellent outdoor space.

Previously used as a rental property, this home offers a great opportunity for first time buyers, families or investors and is in walk in condition.

The property benefits from 3 bedrooms, a modern shower room and kitchen, private driveway, front and rear gardens and is close to local amenities such as three primary schools, nurseries, a library and a medical centre.

The property is being offered to the market chain free with immediate entry available.

ENTRANCE VESTIBULE- 1.47M X 1.75M

Ceiling light with shade, fitted carpet, storage cupboard with coat hooks, central heating radiator with thermostat. Carpeted stairs to bedrooms & Shower room.

LANDING

Ceiling light with shade, fitted carpet, window to side, storage cupboard with shelving. Doors to shower room & bedroom.

SHOWER ROOM- 1.73M X 1.75M

Ceiling light, vinyl tiled effect flooring, walk in shower with glass screen, respatex wall panels in stone, opaque window to rear, modern vanity unit with WC and bowl wash hand basin, worktop, heated towel radiator.

BEDROOM 1- 3.21 M X 2.99M

Ceiling light with shade, fitted carpet, window to rear, central heating radiator with thermostat, integrated wardrobe with shelving.







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BEDROOM 2- 2.93M X 3.93M

Ceiling light, fitted carpet, window to front, central heating radiator with thermostat, walk in wardrobe with shelving.

BEDROOM 3- 3.44M X 2.27M

Ceiling light with shade, fitted carpet, window to front, central heating radiator with thermostat, boxed storage shelf.

LIVING ROOM- 4.43M X 2.95M

Ceiling light with shade, central heating radiator with thermostat, window to front, electric fireplace with stone mantle & hearth. Open plan into dining room.

DINING ROOM- 3.4M X 2.54M

Ceiling light with shade, fitted carpet, window to rear, central heating radiator with thermostat. Door to kitchen.

KITCHEN- 3.9M X 2.4M

Ceiling light, vinyl tiled effect flooring, window to side, shaker style wooden wall & base units with light stone effect worktop, double gas oven with hob & extractor fan, composite sink with drainer & mixer tap, storage cupboard housing gas boiler with shelving, space for fridge freezer & washing machine.







GARDEN

Enclosed garden with gravel and patio area with garden shed. Side gate for access to driveway with outdoor tap & outside light.

NOTES

Gas Central Heating

Driveway

Enclosed Garden

Double Glazing

VIEWINGS:

Please contact Braidwoods on 01387 257 272 or the seller on 07825271658

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS

2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale

















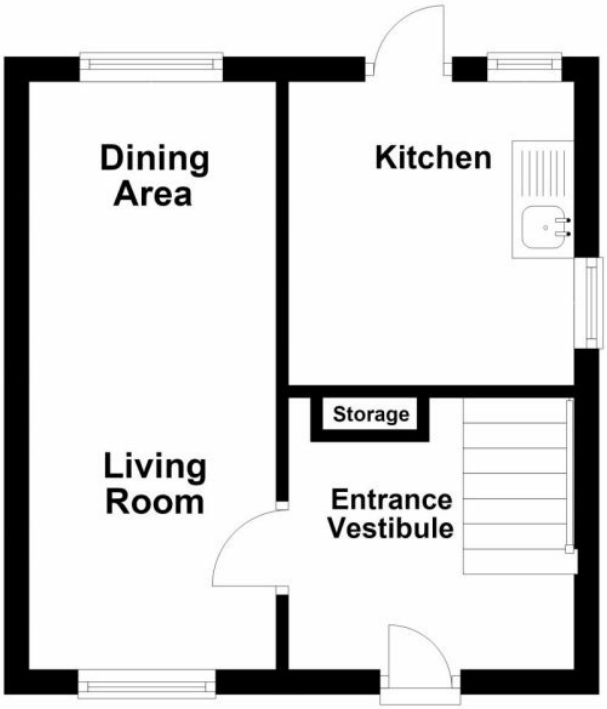


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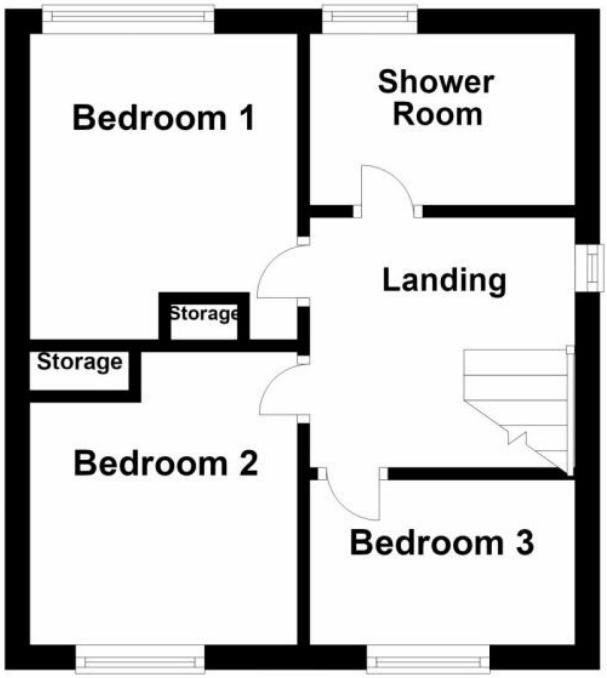
Ground Floor

Approx. 225.0 sq. feet



First Floor

Approx. 233.9 sq. feet



Total area: approx. 458.9 sq. feet

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