HARPER ROBERTSON & SHANNON

SOLICITORS, ESTATE AGENTS & NOTARIES









Westerness, 3 Ulster Place, Troqueer, Dumfries, DG2 7RG

Guide Price £210,000

An Immaculately Presented & Very Spacious, Welcoming Terraced House | Commanding Views Over The Rolling Hills | Entrance Vestibule | Hallway | Lounge | Dining Area | Fitted Kitchen | Snug | Stairs, ½ Landing | Bathroom | Further Stairs & Top Landing | 4 Bedrooms | Front & Rear Gardens | Garden Store | EPC C

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ACCOMMODATION

ENTRANCE HALLWAY
Entered through a dual coloured part glazed composite door with glazed panel above. Coving. Tiled floor. Decorative part glazed inner door through to the hallway.

HALLWAY
Part glazed door leading to the lounge. Smoke alarm. Dado rail. Cornice. Fitted carpet. Radiator with thermostatic valve.

LOUNGE
(4.82m x 3.47m)
A lovely cosy room with a double glazed window to the front elevation. Vertical blinds. Whinstone fire surround with log effect gas fire set on a marble hearth. 6-Light chandelier ceiling pendant. Ceiling rose. Cornice. Television point. Fitted carpet. Radiator with thermostatic valve. Glazed French Doors through to the dining room.

DINING ROOM
(3.50m x 2.61m)
Electric coal effect fire set within an illuminated contemporary fire surround with coal effect store. Useful understairs storage cupboard with light. Low level storge compartment. Laminate flooring. Open recess through to a snug area.

SNUG
(2.28m x 2.22m)
Wall and base units. Breakfast bar. Double glazed window to the rear elevation. Vertical Blinds. Telephone point. Tongue and groove panelled ceiling. 6-Llight chrome light fitting. Under unit lighting.. Laminate flooring. Radiator with thermostatic valve. Open recess guiding to the fitted kitchen.

FITTED KITCHEN
(2.30m x 2.02m)
Modern wall and base units incorporating a double sink unit with a chrome mixer tap. Complimentary work surface area and upstands. The following appliances are included in the sale: gas cooker, washing machine and tumble dryer. Integrated fridge/freezer. Cooker hood extractor. Tongue and groove panelled ceiling with 4-light chrome light fitting. Vinyl flooring. Part glazed dual coloured composite door to the rear elevation leading out to the rear garden.

STAIRS AND HALF LANDING/TOP LANDING
Traditional old English oak balustrades. Double glazed Velux roof windows. Two ceiling spotlight fittings. Doors off to bathroom and four good sized bedrooms. Understairs storage cupboard. Two smoke alarms. Fitted carpet.

BATHROOM
(2.21m x 2.08m)
White wash hand basin with a chrome mixer tap. Jacuzzi spa bath with shower mixer taps. W.C. Fully tiled shower cubicle with Mira shower. Tiled walls. LED ceiling light. Extractor fan. Double glazed obscured window to the rear elevation with venetian blinds. Chrome accessories on wall. Vinyl flooring. Chrome heated towel rail.

BEDROOM 1
(3.97m x 3.80m)
Great sized room with a double glazed window to the front elevation. Vertical blinds. One wall has spacious mirrored built-in wardrobes with rails and shelving. Cornice. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 2
(3.81m x 2.60m)
Double glazed window to the rear elevation. Vertical blinds. Storage cupboard housing the Worcester 8000 Combi-boiler, recently installed in 2025. Cornice. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 3
(4.70m x 2.49m)
Double glazed window to the front elevation. Storage cupboard. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 4
(2.76m x 2.00m)
Double glazed Velux window to the front elevation. Vinyl flooring. Radiator with thermostatic valve.

OUTSIDE
To the front of the property lies a pretty shrub garden with a paved pathway to the front door. The private rear garden is laid out in lawn with a paved patio area. Rotary clothes drier. Cold water tap. Security lights.

GARDEN STORE
(3.45m x 2.00m)
Plenty of storage space. Power and light supply.



HOME REPORT
A Home Report is available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

NOTES
The details have been carefully prepared for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

SERVICES
Mains water, electricity, gas and drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING
By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

EPC Rating = C

Council Tax Band "D"

360 Virtual Tour Link: **https://app.madesnappy.co.uk/tour/1g14f3g35a45**