



**4, Loreburn Terrace**  
**Dumfries**  
**DG1 1TY**  
**Offers in the region of £160,000**



 01387 739000  
 [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

# 4, Loreburn Terrace, Dumfries, DG1 1TY

## PROPERTY SUMMARY

Located between the popular residential areas of Heathhall and Locharbriggs, this traditional mid-terraced house would make a wonderful family home for young and/or growing families.

The accommodation comprises an entrance hall, living room, kitchen, three double bedrooms and a bathroom, all presented in genuine walk in condition.

Externally, the home enjoys excellent outdoor space with a front garden and enclosed rear garden, garage and off-street parking for several vehicles, with a pleasant separate garden area to the end of the driveway.

Additional benefits include gas central heating and double glazing throughout.

EPC = D.

- ***Traditional Mid-Terraced House***
- ***Three Double Bedrooms***
- ***Living Room, Kitchen & Bathroom***
- ***Detached Garage & Off-street Parking***
- ***Well Situated For Local Amenities In Both Heathhall & Locharbriggs***
- ***Ideally Suited To First Time Buyers & Young Families***

## VIEWING ARRANGEMENT

By arrangement with The Selling Agents:

**JHS LAW**

8 Bank Street, Dumfries, Dumfries and Galloway,  
DG1 2NS

Tel: 01387 739 000

Email: [info@jhslaw.co.uk](mailto:info@jhslaw.co.uk)

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## Property Description

4 Loreburn Terrace is a traditional sandstone-fronted mid-terraced house presented to the market in genuine move-in condition.

Internally, the accommodation comprises an Entrance Hall, Living Room, Kitchen, three double Bedrooms and a Bathroom, all benefitting from gas central heating and double-glazing.

Outside, the property has gardens to both the front and rear, with the rear garden also benefitting from a Wash Room, detached Garage and off-street parking.

It's location between the popular residential areas of Heathhall and Locharbriggs provide the property with a multitude of local amenities. Both Heathhall and Locharbriggs offer local primary school education. The soon to open new Dumfries High School is the nearest secondary school. Additional amenities such as supermarkets, retail parks, Heathhall Garden Centre, veterinary practices and a fuel station are all within easy reach. Dumfries town centre is approximately a ten-minute drive away, with regular bus services available.

The spacious accommodation is immaculately-presented throughout, making this property ideally suited to first-time buyers and young families alike.

### Entrance Hall

Access into the property is directly into the Entrance Hall, where stairs lead to first floor level.



## Living Room

14'9" x 11'9" or thereby

Located to the rear of the property, the Living Room features a gas fire with decorative surround and hearth, and benefits from a built-in understair cupboard.

## Kitchen

8'10" x 8'6" or thereby

Comprising a generous range of fitted base and wall units and complementary work surfaces, with free-standing cooked, stainless steel sink and drainer unit, and breakfast bar. An external entrance door within the kitchen provides access to the rear garden.

## Bedroom One

10'9" x 11'9" or thereby

Bedroom One is a generous double room located on the ground floor.

## Bedroom Two

12'1" x 16'0" or thereby

## Bedroom Three

7'10" x 15'8" or thereby

## Bathroom

7'6" x 8'6" or thereby

The Bathroom comprises a bath with mixer tap, a wash hand basin with useful vanity unit, and a WC.





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## Outbuilding/Wash Room

5'10" x 8'6" or thereby

Accessed externally within the rear garden, the Wash Room is in two compartments and houses the boiler unit, whilst complimenting the Kitchen by providing spaces for various white goods.

## Outside

The front garden is open in design, and combines gravel hardstandings and planting beds to create a pleasant frontage to the property. The rear garden area is fully enclosed, laid mainly to coloured chippings, and benefits from a detached garage. Outwith the enclosed rear garden area, further coloured chippings create an area of off-street parking, whilst the property also benefits from a separate garden area, consisting of an area of lawn with bark-laid borders, planting beds and slate hardstandings.

EPC = D

## Viewing Arrangements

Please contact JHS Law on (01387) 739000 to arrange a viewing.





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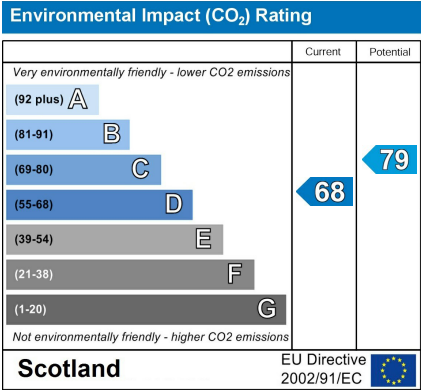
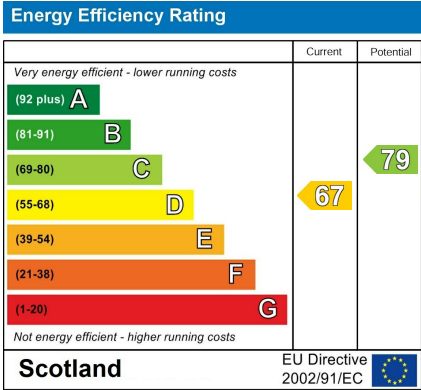


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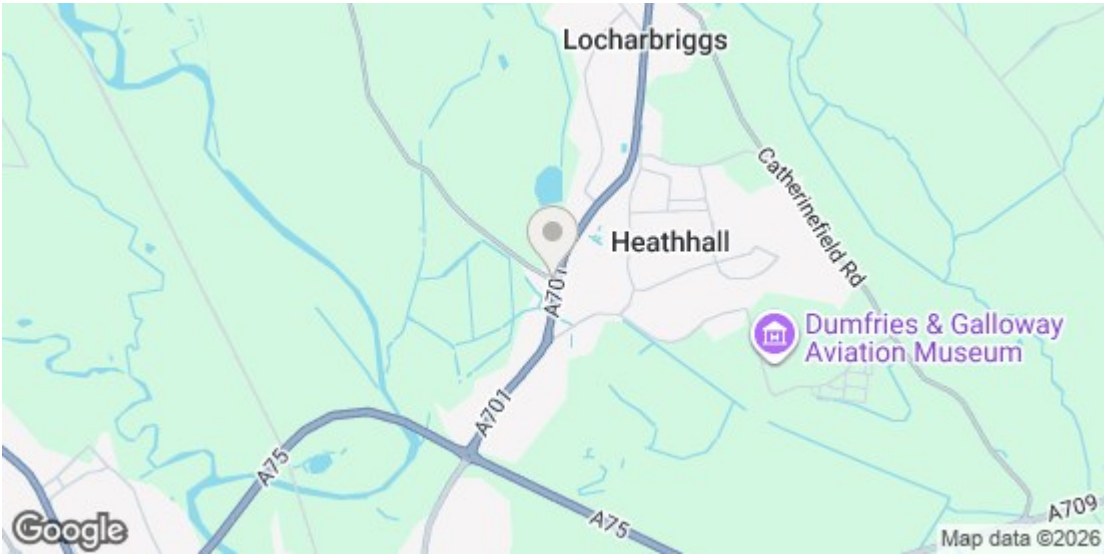
#### 4

### Loreburn Terrace Dumfries DG1 1TY

| House Type       | Tenure   | Council Tax | Energy Efficiency Rating | Environmental Impact Rating |
|------------------|----------|-------------|--------------------------|-----------------------------|
| House - Terraced | Freehold | C           | D                        | D                           |



We, the Selling Agents, have not tested any services or items included in the sale (gas, electrical, 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.





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