



3 Kirklands Road, Terregles, DG2 9RX

Offers over £115,000



Situated in the peaceful village of Terregles, this three bed mid terraced home offers comfortable living in a quiet rural setting. The property offers bright and well proportioned accommodation throughout, large garden and off street parking.

This property is perfectly suited to families, first time buyers or investors looking for tranquillity within easy reach of Dumfries.

ENTRANCE HALLWAY- 4.47M X 1.29M

Ceiling light, fitted carpet, central heating radiator with thermostat, doors to living room & shower room. Stairs with fitted carpet leading to bedrooms 1,2 & 3.

LIVING ROOM- 4.65M X 3.37M

Ceiling light with shade, coving, window to front with horizontal blinds with curtains & pole. Wooden storage shelves, central heating radiator with thermostat, electric fire with wooden mantle and hearth.

KITCHEN- 2.43M X 3.69M

Ceiling light, window to rear with horizontal blinds. Laminate flooring, white wall and base units with marble effect worktop. Stainless steel sink with drainer & mixer tap. Cupboard housing electricity meter, integrated storage cupboard with shelving.

SHOWER ROOM- 1.99M X 1.87M

Ceiling light, vinyl flooring, window to rear with horizontal blind, WC & wash hand basin. Walk in shower with accessible handrails & a shower curtain.



BEDROOM 1- 3.37M X 3.11M

Ceiling light with shade, fitted carpet, window to front with horizontal blinds, curtain & pole. Integrated storage cupboard with shelving.

BEDROOM 2- 2.95M X 2.76M

Ceiling light with shade, window to rear with horizontal blinds, curtains & pole.

BEDROOM 3- 3.24M X 3.20M

Ceiling light with shade, window to rear with horizontal blinds, curtains & pole.

GARDEN

Private enclosed garden with large lawn area and shrubs. Garden shed with storage and garden greenhouse.

NOTES

Washing machine & television included in the sale.

Access to attic via upstairs hallway with pull down ladder.

Shared access via garden through neighbouring garden.

Private driveway



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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