

11 BARRASGATE, KIRKTON, DUMFRIES, DG1 1SS

Compact mid-terraced bungalow situated in the quiet hamlet of Kirkton which is approximately 5 miles from the centre of Dumfries. The accommodation comprises Hallway, Living Room, Kitchen, Bedroom and Shower Room. There is a small garden to the rear with uninterrupted views of the surrounding countryside. This property would suit either a first time buyer or alternatively a retired person.

Hallway

Laminate floor. Central heating radiator. Ceiling light fitting. Double power point. Smoke alarm. Access to:-

Living Room

4.28m x 3.75m (14'3" x 12'3" or thereby). Double glazed window to the front with vertical blinds. Fitted carpet. Ceiling light fitting. Central heating radiator. Electric fire set on stone hearth with brick built surround. Shelved storage cupboard. Power points. Television point.



Double Bedroom

3.66m x 2.88m (11'11" x 9'5" or thereby). Double glazed window to the rear with vertical blinds, curtains and curtain pole. Carpet. Large built-in wardrobe with shelving and hanging rail. Large built in shelved storage cupboard. Central heating radiator. Ceiling light fitting. Power points.

Kitchen

2.97m x 2.47m (9'8" x 8'1" or thereby). Double glazed window to the rear with vertical blinds. Large walk in storage cupboard housing electric meter and hatch to loft space. Two smaller shelved storage cupboards. Stainless steel sink unit with single drainer. Small work surface area with wall mounted double cupboard above. Vinyl floor covering. Fluorescent ceiling light. Door leading to rear garden.

Shower Room

2.43m x 1.42m (7'11" x 4'8" or thereby). Three piece white suite comprising shower cubicle, wash hand basin set in small vanity unit and WC. Central heating radiator. Patterned high level window to the front. Large mirrored bathroom cabinet. Glass shelf. Ceiling light fitting. Vinyl floor covering.

Outside

Paved pathway leading to the front door.
Communal passage leading to the rear of the property and the rear garden.
Paved patio area to the rear.
Steps up to rear garden, drying area and further patio area.
Outside store.
Oil tank.
Garden shed.

Viewing

By contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries, Tel: (01387) 255695.

Offers

Offers in the region of £74,000 are invited.

Note:

The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest or indeed any Offer.

Note:

The Property Misdescriptions Act 1991

These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars have been tested by the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.