

29 TERREGLES STREET DUMFRIES, DG2 9AA



Ideally placed to take advantage of many local amenities, this Dumfries property has lots of character, too. Would suit a range of purchasers including first time buyers and buy-to-let investors. Large enough to accommodate a family, this property is just a short walk from Laurieknowe Primary School and within the Dumfries Academy catchment area.

- Living Room
- Kitchen Diner
- 3 Bedrooms
- Bathroom
- Great Storage
- Gas Central Heating
- Double Glazing
- Rear Patio Garden

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Offers Around £95,000.00

29 Terregles Street

Dumfries, DG2 9AA

Entering through a timber and glazed front door to carpeted entrance hall. Black out roller blind. Cupboard housing meters. Timber and glazed door to living room. Stairs rising to upper floor.

Living Room (4.50 m x 3.19 m)

Large carpeted living room. Window to front. Metal curtain pole. Coal effect electric fire with marble effect surround and timber fireplace. Central light fitting. TV point. Telephone point. Large under stairs cupboard with shelves and hanging.

Kitchen Diner (5.43 m x 2.55 m at widest points)

Two steps rising from living room to dining kitchen through sliding doors. Large window to rear with blind. Lino flooring. Tiled splash back. Beech effect units with brushed steel handles. 1 ½ stainless steel sink and drainer. Space for gas cooker with stainless steel extractor above. Plumbed space for washing machine and space for fridge and freezer. Space for dining. Chrome spot light fitting. Smoke alarm. Carbon Monoxide alarm. Safety alarm.

Sliding timber and frosted glazed doors to rear hall. Shelves. External door. Entrance to bathroom.

Bathroom

W.C. wash hand basin and bath in white. Shower over bath. Tiled shower surround. Laminate flooring. Frosted window to rear. Blind and wooden curtain pole. Extractor. Central light fitting. Mirrored cabinet. Small storage cupboard.



Lower Landing

Carpeted lower stairs and landing. Thermostat. Central light fitting.

Upper Landing

Carpeted upper stairs and landing. Central light fitting. Carbon monoxide alarm.

Bedroom 1 (4.52 m x 3.15 m)

Large bright double bedroom. Carpeted. Window to front with metal curtain pole and roller blind. Large storage cupboard with shelf, hanging and loft access. Central light fitting. TV point.



Bedroom 2 (2.77 m x 2.73 m)

A bright carpeted bedroom. Window to side with wooden curtain pole. Central light fitting. TV point.

Bedroom 3 (3.71 m x 2.46 m)

A bright carpeted bedroom. Large picture window to rear with wooden curtain pole. TV point. Central light fitting. Shelves. Hooks for hanging. Large storage cupboard.



Outside

To the front there is a gravelled area with gate and path to front door. To the back of the property there is a tarmac patio area with washing line. Shared access. Garage.

Viewings

Strictly by appointment. Please contact the Selling Agents on 01387 240044 to arrange a viewing.

Offers

Offers should be submitted to the Selling Agents in Scottish Legal Form. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any Offer.

Home Report

A Home Report is available for this property. Please contact the Selling Agents for details of how to access it.

EPC Rating - D

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.

Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.

The photographs have been taken with a digital camera using a wide angled lens.

While the Particulars have been carefully compiled and are believed to be accurate no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom.

None of the items included in the sale of working or running nature such as the central heating system installation or mechanical or electrical equipment (where include in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore to be taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.