



7 Barrasgate, Kirkton, Dumfries, DG1 1SS

7 Barrasgate, Kirkton, Dumfries, DG1 1SS

“Spacious, semi-detached house located in the peaceful village of Kirkton with pleasing countryside views, a short drive from Dumfries”

Ground Floor

- + Lounge
- + Kitchen
- + Store Room

First Floor

- + 4 bedrooms
- + Bathroom

EPC Rating E

Council Tax Band C



LOCATION

This property is located in the small village of Kirkton on the outskirts of Heathhall, Dumfries, approximately 4 miles from the town centre. Kirkton features a Village Hall, Church and a Post Office which operates two days a week, Kirkton is on a regular bus route to both Dumfries town centre and Thornhill. A few miles distant is Dalswinton Estate and village hall offering pleasant countryside walks.

DESCRIPTION

Four bedroom semi-detached property with front and rear gardens and pleasing countryside views in a peaceful village location. The property enjoys well-proportioned light filled rooms with the lounge having a dual aspect to the front and rear. There is UPVC double glazing and solid fuel central heating throughout with a feature solid fuel stove in the lounge.

The entrance hallway provides access to the spacious lounge, which opens into the kitchen, providing direct access to the rear garden. The entrance hallway also gives access to the stairs to the first floor. Upstairs there are 4 bedrooms served by a family bathroom.

Outside there are garden grounds to the front and rear, with the rear enjoying countryside views.

ACCOMODATION

Ground Floor

Entrance Hallway

Wooden glazed external front door with obscure glazed panel to side opens into entrance hallway; stairs to first floor; wooden glazed door to lounge; wooden door to large storage room containing meters, fuse box, shelving and coat hooks.

Lounge

Spacious light filled room with windows to both the front and rear; solid fuel stove set on tiled hearth, surround and mantle with back boiler; television connection point; 2 x BT connection points; 2 x wall lights, coving; radiator.

Kitchen

Range of fitted wooden wall and floor units with complementing worktops and tiled splash backs; breakfast bar; stainless steel sink, drainer and mixer tap; integrated fridge; White Westinghouse integrated oven; Hotpoint ceramic hob with concealed extractor fan; space and plumbing for washing machine; space for under counter freezer; spotlights; radiator; UPVC external obscure glazed door and window to rear garden; door to under stairs cupboard; wood effect laminate flooring.

FIRST FLOOR

First Floor Landing

Doors to bedrooms 1, 2, 3 & 4 and bathroom; hatch to attic; smoke alarm.

Bedroom 1

Double bedroom with window to the front; built in double wardrobe with shelving and hot water tank; coving.

Bedroom 2

Double bedrooms with window to front; walk in shelved cupboard; radiator.

Bedroom 3

Bedroom with window to rear enjoying views over the adjoining countryside; integrated double wardrobe with shelving and hanging space; radiator.

Bedroom 4

Bedroom with window to rear overlooking the adjoining countryside; large integrated double wardrobe with shelving and hanging space; Openreach connection point; radiator.

Bathroom

Suite of W.C., wash hand basin and Triton electric shower over bath; shelved mirror wall unit; carbon monoxide alarm; radiator; tile effect laminate flooring.

OUTSIDE

GARDEN

Front

The front garden is laid to paving slabs which is shared amongst the 3 houses in the row, accessed via a gate or by steps; steps up to front door; outside power socket. A paved shared archway leads to the rear garden.

Rear

The rear garden enjoys pleasant views over the adjoining countryside; paving at rear of property; outside store; steps up to area laid to lawn with drying lines; wooden garden shed; area with shrubs; outside tap; 2 x outside lights.

VIEWING

By appointment with Selling Agents on 01556 504038.

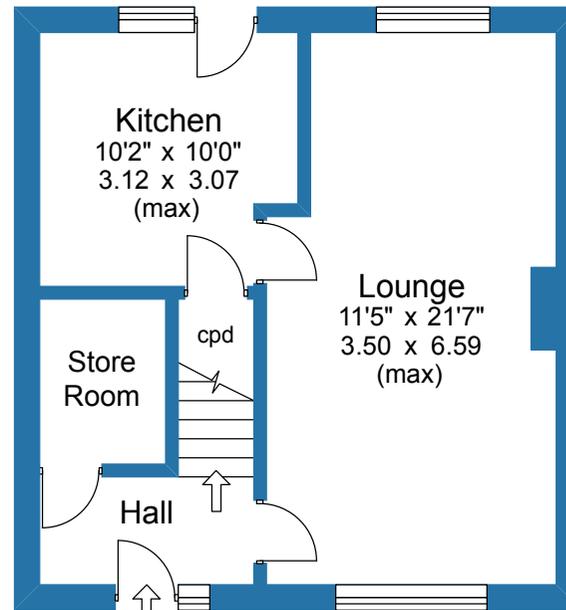
HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org.

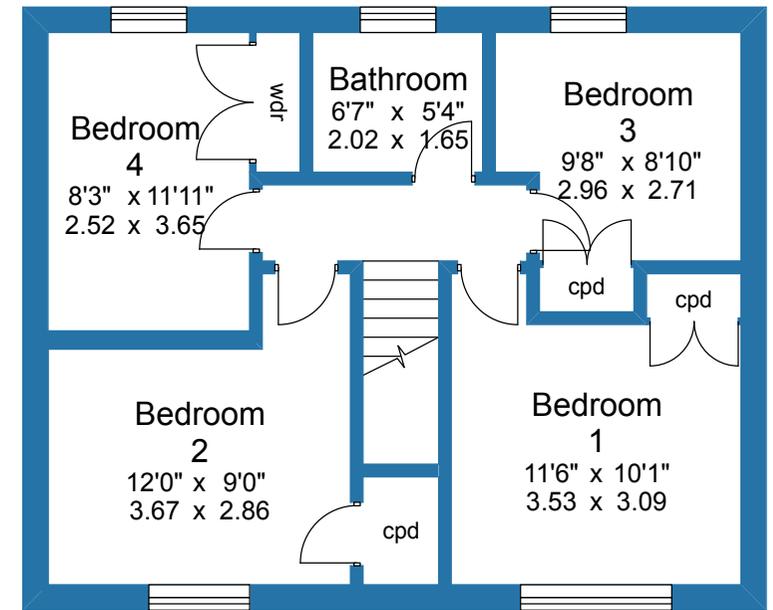
OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. 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.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 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.

Notice: Gillespie Gifford & Brown LLP, for themselves and the Seller of this property, whose agents Gillespie Gifford & Brown LLP are, give notice that:-

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Gillespie Gifford & Brown LLP, or the Seller.
3. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The seller does not make or give, and neither Gillespie Gifford & Brown LLP, nor any person in the employ of Gillespie Gifford & Brown LLP, has any authority to make or give, any representation or warranty whatever in relation to this property.

Gillespie Gifford & Brown LLP is a Limited Liability Partnership Registered No. S0301610 Registered Office: 135 King Street, Castle Douglas, DG7 1LZ

