



104 Terregles Street, Dumfries, DG2 9BA


GG&B
PROPERTIES

104 Terregles Street, Dumfries, DG2 9BA

Offers over £170,000

'Traditional mid-terraced 3 bedroom property ideally located within walking distance of the town centre and many amenities. Ideal accommodation for a growing family'.

Ground Floor

- + Porch
- + Hall
- + Sitting Room
- + Dining Room
- + Kitchen

First Floor

- + 3 Bedrooms
- + Bathroom

External

- + Gardens to front and rear
- + Wooden Shed
- + Garage

EPC Rating B



LOCATION

Terregles Street is in the Laurieknowe area of Dumfries and within easy walking distance of the town centre. Primary School, Post Office, Churches, Shops, Fitness Suites, Ice Bowl and Palmerston Arena are just a few of the amenities close by. Within a popular and established residential area of town and also on a regular bus route.

DESCRIPTION

Generously proportioned 3 bedroomed mid-terraced home retaining many original features of ceiling roses, picture rails and coving and offering ideal accommodation for a young/ growing family. The property benefits from gas central heating, double glazing and garage at the rear.

ACCOMMODATION

Porch

Part glazed UPVC front door opens to porch; tiled floor; cupboard housing meter box and fuses; solar panel meter; radiator; glazed UPVC door to hall.

Hall

Laminate flooring; stairs to first floor; radiator; Horstmann heating controls; Danfoss heating thermostat; telephone connection point; smoke detector; doors to sitting room and dining room.

Sitting Room

Window to front; radiator, laminate flooring; wooden mantelpiece and surround with blocked in fire; TV aerial connection point.

Dining Room

Window to rear, wooden mantelpiece and surround with blocked in fire; radiator, laminate flooring; door to kitchen.

Kitchen

Window to rear, range of white floor and wall units; stainless steel sink and drainer with mixer tap; plumbed for washing machine; Candy electric oven; gas hob and extractor hood; Worcester gas combi boiler; carbon monoxide detector; radiator; laminate flooring; open area under stairs for storage; part glazed back door to garden.

First Floor

Wooden stair case and bannister to first floor leading to landing.

Landing

Laminate flooring; doors to three bedrooms and bathroom; glazed hatch to loft; smoke detector.

Bedroom 1

Window to front; radiator; laminate flooring; telephone connection point; wooden mantelpiece and surround with blocked in fireplace.

Bedroom 2

Window to rear; radiator; laminate flooring; telephone connection point.

Bedroom 3

Window to front; radiator; laminate flooring.

Bathroom

Wash hand basin; WC; bath with mixer taps and shower attachment; heated towel rail; large walk in shower with sliding door and plumbed in shower; tiled flooring; tiled walls; two windows with obscure glass to rear.

EXTERNAL

To the front of the property is a wrought iron fence and gate with path leading to the front door. The garden is mainly pebbled with some shrubs and paving. At the front of the property is a gas meter.

To the rear of the property is a patio area leading from the kitchen and with steps down to the garden which is mainly paved with a wooden shed and garage. There are also double gates that open into the rear garden. The rear of the property can also be accessed by a private side road which leads off Terregles Street.

VIEWING

By contacting the selling agents on 01556 504038.

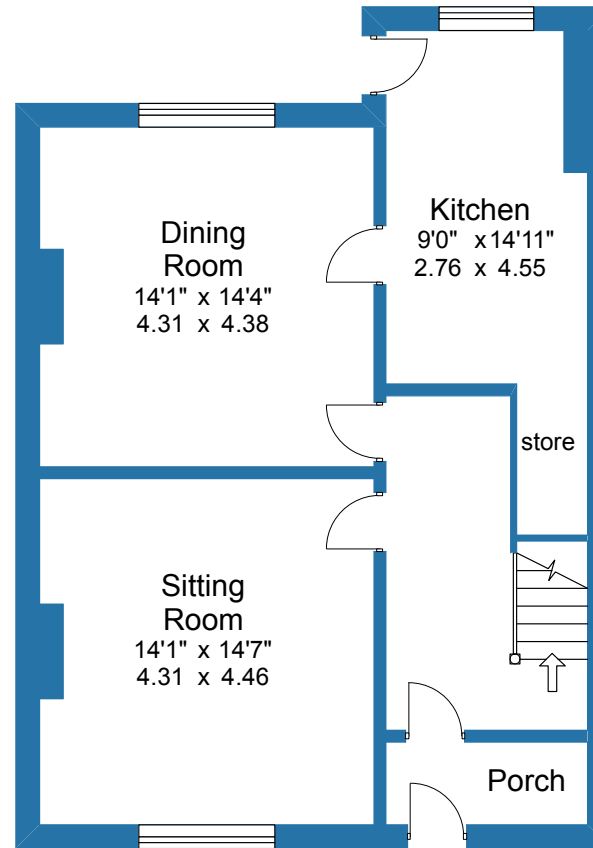
HOME REPORT

A home report has been prepared for this property a copy of this can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode DG2 9BA

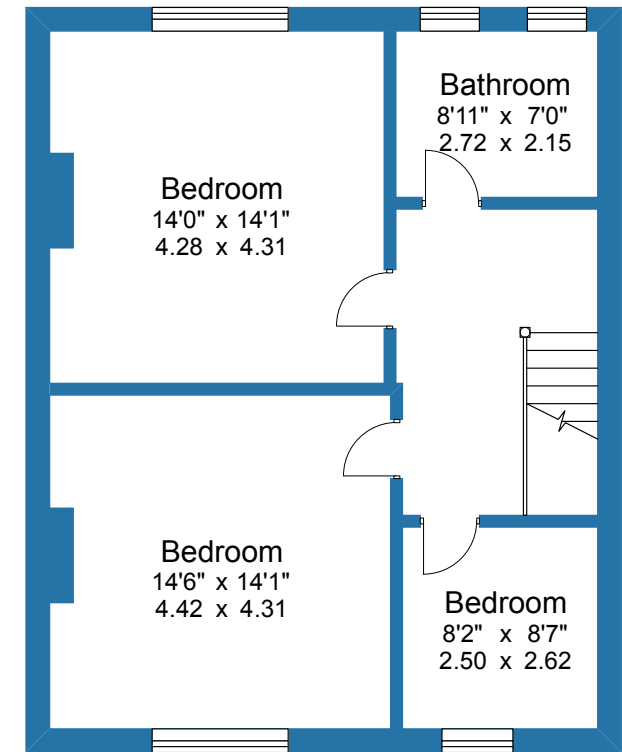
OFFERS

Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and may 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

