



4 Loreburn Terrace, Dumfries, DG1 1TY
3 Bedrooms | Guide Price £150,000

PROPERTY DESCRIPTION

£10,000 Below Home Report Valuation

Spacious and bright three bedroom mid terrace house immaculately presented and beautifully decorated throughout. This property is move-in ready having been upgraded and modernised to include newly fitted kitchen and bathroom, new flooring throughout, and bespoke fitted blinds and curtains (all included in the sale). In addition, the property also benefits from a single garage and driveway providing off-street parking and has a drying green at the rear. Located close to various local amenities including Heathhall Primary School, Library, Bannanyrne Health Club, Dumfries & County Golf Course, and grocery shops. Heathhall itself offers easy access to both Dumfries town centre and to the Dumfries by-pass/M74 Motorway offering an ideal location for commuters. This property is perfect for a range of buyers. Viewing is highly recommended to fully appreciate all this property has to offer.

Accommodation

Ground Floor: Entrance Vestibule, Hallway, Lounge, Kitchen, Bedroom 3. **First**

Floor: Landing, Bedroom One, Bedroom Two, Bathroom.

Outside

Off-street parking/Driveway. Single garage. Drying green. Attached Store/Utility Room.

Viewing

Strictly by appointment only. Please contact the selling agents on (01387)

14 Castle Street | Dumfries | DG1 1DR | DX 580664 • T: 01387 266 250 | F: 01387 257 950 • www.ggmw.co.uk

266250.

KEY FEATURES

- Ideally located, convenient for traveling North or South of the Border
- Tastefully decorated throughout
- New flooring, blinds and curtains throughout (October 2024)
- Upgraded bathroom and kitchen
- Double glazed windows and gas combi boiler
- Attached store at the rear with space for washing machine and tumble dryer
- Single garage/Driveway/Drying Green
- New gas fire

GGM&W



Accommodation

Entrance Vestibule/Hallway 5.09m x 1.13m Double glazed UPVc entrance door. Laminate flooring/Fitted carpet. Heating control panel. Fitted wall unit housing fuse board/electric meters. Smoke detector. Radiator. Ceiling lights.



Lounge 4.95m x 3.60m

Double glazed windows with fitted blinds. Fitted carpet. Tv point. Feature fire place with gas fire. Large under stairs cupboard. Radiator. Ceiling lights.

Kitchen 3.14m x 2.62m

Double glazed UPVc entrance door. Double glazed windows with fitted roller blind. Vinyl flooring. Free standing Flavel cooker. Stainless steel sink. Breakfast bar area/white sparkle worktops. Space for fridge freezer. Smoke detector. Radiator. Ceiling light.

Bedroom One 3.96m x 3.85m

Double glazed windows with fitted blinds and curtains. Fitted carpet. Broadband point/phone point. Fitted cupboard with shelving. Radiator. Ceiling light.

Landing 2.30m x 1.53m

Fitted carpet. Access to attic space. Mirror. Radiator. Ceiling light.

Bedroom Two 4.94m x 3.82m

Double glazed windows with fitted roller blind. Fitted carpet. Radiator. Ceiling light.

Bedroom Three 4.78m x 3.19m

Double glazed windows with fitted roller blind. Fitted carpet. Radiator. Ceiling light.

Bathroom 2.56m x 2.32m

Double glazed windows. Vinyl flooring. Bath with shower hose attached. Floor standing vanity unit and basin. WC. Respatax wall and ceiling panels. Radiator. Ceiling light.

Outside

Off-street parking/Driveway. Single garage. Drying green. Attached Store/Utility Room.

Guide Price £150,000**Services**

Mains water, drainage and electricity. Gas central heating. Council Tax Band – C. EPC – D .

Closing Date

Prospective purchasers should note that only parties who have noted interest through their solicitor will be notified should a closing date be fixed. The Seller, however, reserves the right to sell the property without setting a closing date.

Offers

Should be submitted in Scottish Form to:- Messrs. Grieve, Grierson, Moodie & Walker, Solicitors, 14 Castle Street, Dumfries DG1 1DR Tel : (01387) 266250 | Fax : (01387) 257950 www.ggmw.co.uk

The details presented have been carefully prepared and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. A purchaser should satisfy himself on the basic facts before a contract is concluded.



FLOOR PLANS

