



86 Laghall Court, Kingholm Quay Dumfries DG1 4SX
3 Bedrooms | Guide Price £115,000

PROPERTY DESCRIPTION

This pleasantly proportioned and recently refurbished three bedroom, end terrace property is located in the popular village of Kingholm Quay on the outskirts of Dumfries. The property is well presented, modern and stylish and in walk in condition. This family home benefits from central heating and double glazing throughout.

The village boasts a public house, primary school and riverside walks with a regular bus service & cycle path to the centre of Dumfries. Kingholm Quay is a perfect location for those wanting a taste of the countryside but requiring easy access to the town and its facilities.

Accommodation: Hall, WC, Living/ dining room, kitchen, conservatory, three bedrooms, shower room

Outside: Gardens to front & rear, driveway to side, sheds

Viewing: By appointment. Telephone the agents on 01387 266250 (option 2)

KEY FEATURES

- Recently refurbished
- Modern and stylish
- Walk in condition
- Popular location
- Easy access to town and riverside walks
- Good bus service and cycle path
- Central heating and double glazing throughout
- Recently fitted kitchen
- Ideally situated for The Crichton Campus & Mountainhall

GGM&W



A bright and airy three bedroom family home in perfect walk in condition



Accommodation:**Hall** 2.68m x 1.28m

Composite & double glazed front door with matching side panel, light and security light, smoke alarm, telephone point, central heating timer, radiator, oak flooring

Downstairs WC

Recessed spotlights, white WC and wash hand basin, extractor fan, DIMPLEX wall mounted fan heater, oak flooring

Living/ dining room 3.48m x 6.61m

Double glazed windows to front & rear with poles, curtains and venetian blind, two light fittings, two radiators, stainless steel feature electric fire on tiled hearth with wooden surround, TV point, fitted carpet

Kitchen 3.10m x 3.05m

Sliding double glazed doors to conservatory, recessed spotlights, smoke alarm, new wall and base units with laminate work tops, laminate splash backs, LAMONA electric hob, BELLINA electric oven, radiator, walk in cupboard, laminate flooring

Conservatory 2.70m x 2.45m

uPVC double glazing on three sides, double glazed back door, wall mounted up-light, laminate floor

Landing

Pendant light, smoke alarm, access to attic, radiator, fitted carpet

Bedroom one 4.12m x 3.91m (at widest)

Double glazed window to front with pole and curtain, pendant light fitting, TV point, built in cupboard housing hot water tank, radiator, fitted carpet

Bedroom two 4.07m x 2.70m

Double glazed window to rear with vertical blind, pendant light fitting, radiator, fitted carpet

Bedroom three 3.73m x 2.50m (at widest)

Double glazed window to front with pole and curtain, pendant light fitting, built in cupboard, radiator, fitted carpet

Shower room

Double glazed window to side, recessed spotlights, heated towel rail, MIRA SPRINT power shower, white WC and wash hand basin, recessed shelving, extractor fan, laminate flooring

Outside: Front, paved pathway and gravelled, water feature

Side, driveway, wrought iron gates, metal shed

Rear, paved seating and drying area, security light, metal shed

Services

Mains water, drainage and electricity.

Council Tax Band – B

EPC – F

Viewings

Strictly by appointment only. Please contact the Selling Agents on 01387 266250 (Option 2).

Price

Guide price £115,000

Entry

Early entry available.

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

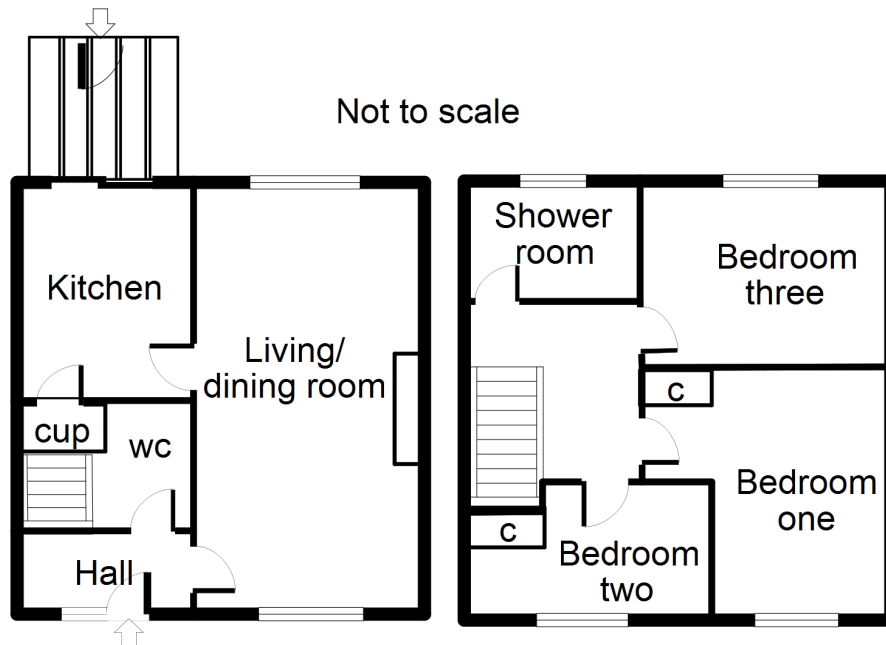
Fax : (01387) 257950

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



For illustrative purposes only

ESTATE AGENTS
41 Buccleuch Street
Dumfries DG1 2AB

SOLICITORS
14 Castle Street
Dumfries DG1 1DR

T: 01387 266 250

F: 01387 257 950

www.ggmw.co.uk

enquiries@ggmw.co.uk