



**POLLOCK & MCLEAN**



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Website – [www.pollockmclean.co.uk](http://www.pollockmclean.co.uk)

**KIRKGATE HOUSE,  
KIRKGATE, DUNSCORE, DG2 0SZ**



Mid terraced house in need of some updating but providing spacious family accommodation in the village of Dunscore.

Accommodation consists of: Living Room, Kitchen, Utility Room, 3 Bedrooms, Shower Room, WC, Double Glazing, Oil Fired Central Heating, Garden.

**PRICE**

## GENERAL

DUNSCORE IS A PICTURESQUE VILLAGE LYING IN THE BEAUTIFUL CAIRN VALLEY IN THE HEART OF MID NITHSDALE. LOCAL FACILITIES INCLUDE AN EXCELLENT PRIMARY SCHOOL, CHURCH, DOCTORS SURGERY AND PUB. SECONDARY EDUCATION AND LARGER FACILITIES ARE AVAILABLE IN NEARBY DUMFRIES AND THORNHILL.

## DIRECTIONS

SEE ATTACHED MAP

## VIEWING

TELEPHONE THE SELLING AGENTS ON 01848 330207 FOR AN APPOINTMENT TO VIEW

## THE ACCOMMODATION COMPRISES:-

### Hallway

Main door to entrance hallway with large understairs storage cupboard with hanging and shelving space. Double glazed frosted glass window. Central heating radiator. Walk-in cupboard which is partially shelved.

### Living Room

**14' 9" X 10' 9"**

Double glazed windows to the front with deep set sill. Central heating radiator. Shelved cupboard. TV aerial point. 3 x 13 amp power points.



### Kitchen

**13' 3" X 9' 3"**

Kitchen with a wide range of work tops, base units and wall cupboards. Single drainer sink unit. Integrated eye level grill and oven. Integrated four burner electric hob. Double glazed window to the rear. Extractor fan. Central heating radiator. 6 x 13 amp power points. Door to the utility room.



### Utility Room

**9' 2" X 6' 2"**

Single glazed window to the rear and door to the rear garden. The boiler is situated in this room. 2 x 13 amp power points.

### Bedroom 1

**14' 8" X 11' 2"**

Double glazed windows to the front with deep set sill. Central heating radiator. Telephone point. 4 x 13 amp power points. TV aerial point.



### Shower Room

**9' 9" X 5' 11"**

Large triple shower cubicle with electric shower unit and laminate surround. WC and wash hand basin. Plumbed for washing machine. Single glazed frosted glass window. Central heating radiator. Fitted mirror. Raised shelved cupboard unit.



### Stair and Upper Landing

From the main hallway stairs lead to the main landing with stair and landing carpets included in sale. Double glazed window with deep set sill and views over the churchyard to the fields beyond.

### WC

WC, wash hand basin, fitted carpet and double glazed window.

### Bedroom 2

15' 6" X 9' 6"

Measurements do not include the fitted wardrobe units with gantry cupboards and dressing table area with shelved cupboard below all of which runs the length of the room. Double glazed windows to the front and to the rear with deep set sills. Central heating radiator. 1 x 13 amp power point. Partially coombed ceilings.



View from rear window of bedroom 2



### Bedroom 3

15' 3" X 11' 1"

Central heating radiator. Double glazed windows to the front and to the rear with the window to the rear having a deep set sill. 2 x 13 amp power points.



View from front window of bedroom 3



### Outside

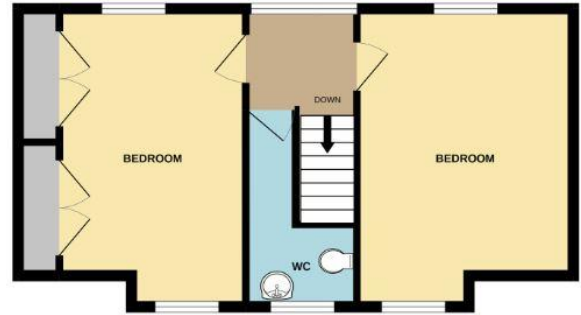
Spacious rear garden which is principally laid in lawn with borders of mature plants and shrubs. Garden shed included in sale. Pedestrian access



GROUND FLOOR



1ST FLOOR



This plan is not to scale and is intended for general illustrative purposes only.

### Notes

1. Services: Mains water, electricity and drainage. Prospective purchasers are advised that the Selling Agents have not tested any of the services or any of the appliances to be included in the sale and accordingly prospective purchasers are advised to check the position for themselves prior to proceeding with an offer for the property.
2. A closing date for offers may be fixed and therefore it would be advisable for prospective purchasers to register their interest with the Selling Agents.
3. These particulars have been carefully prepared by Messrs Pollock & McLean, Solicitors and Estate Agents. Although believed to be correct they are not guaranteed and therefore prospective purchasers should satisfy themselves as to the basic facts before submitting an offer.
4. Post Code DG2 0SZ  
Council Tax Band D  
EPC= F
5. All internal photographs have been taken using a wide angled lens
6. Entry by arrangement

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