

Kirkbrae, Kirkgate, Dunscore, DG2 0SZ

Offers Over £130,000



Delightful detached two bedroom cottage situated in the village of Dunscore. In need of upgrading and modernisation Benefits from fantastic views, double glazing and garage. Dunscore is a picturesque village lying in the beautiful Cairn Valley in the heart of mid Nithsdale. There is an excellent primary school, doctor's surgery and church.



POLLOCK & MCLEAN
SOLICITORS FOR YOU AND YOUR FAMILY



Pollock & McLean
41 Castle Street
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Measurements (all approx.)

Entrance hall – 1.37m x 1.08m
 Rear porch – 2.01m x 1.80m
 Bedroom 1 – 3.47m x 2.75m

Living Room – 5.63m x 3.38m
 Shower Room – 2.20m x 2.19m
 Bedroom 2 – 5.63m x 3.67m

Kitchen – 4.01m x 2.14m
 Sitting Room – 4.59m x 4.58
 Garage – 4.86m x 2.60



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. All photographs have been taken using a wide angled lens.



Accommodation comprises:

- Entrance hall with cupboard housing electrics.
- Bright living room with bay window to the front, alcove with shelves and under storage. Fireplace with tiled hearth and mantel.
- Rear hallway with loft hatch.
- Kitchen with base units, part tiled, sink with right hand drainer, built-in shelved cupboard. Windows to the front and side and door to rear porch which has windows overlooking the garden and door to garden.
- Shower room with W. C., wash hand basin and shower cubicle, fully tiled, window to garden.
- Bedroom is front facing with window to the front.
- Bedroom 2 is the master bedroom with a step down, window to the front, built-in cupboard and loft hatch giving access to the rear loft.
- Spacious sitting room to the rear with windows to the side, loft hatch and shelves.
- Spacious garden to the side and rear with fantastic views to open countryside. Patio area, laid to lawn with trees and shrubs. Garage to the side of the property with power and lights. Coal shed.

