

Brazenall & Orr

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**106 LAGHALL COURT, KINGHOLM
QUAY, DUMFRIES, DG1 4SX**

FIXED PRICE £92,000

EPC – E

106 LAGHALL COURT, KINGHOLM QUAY, DUMFRIES, DG1 4SX

END-TERRACED dwellinghouse situated in the popular Kingholm Quay area on the outskirts of Dumfries. The accommodation comprises: Entrance Hall, Lounge/Dining Room and Kitchen on the ground floor, with Two Double Bedrooms and Bathroom on the first floor. The property benefits from double glazing and oil fired central heating throughout. Large garden to the front and enclosed garden to the rear. Ideal property for a first time buyer.

The property is situated approximately 2 miles from Dumfries Town Centre and is well placed for easy access to the Crichton Campus. There are a good variety of shops in the town together with a large range of leisure facilities available within the surrounding area. There is a regular bus service to and from the town centre.

Accommodation comprises:

Entrance Fitted carpet. Central heating radiator. Ceiling light fitting.

Lounge **6.67m x 2.41m (21'10" x 7'11") or thereby.** Double glazed windows to the front and rear with Venetian blinds. Fitted carpet. Recessed ceiling spotlights. Two heating radiators. Multi-fuel stove set on slate hearth. Storage cupboard.



Kitchen **2.71m x 2.61m (8'10" x 8'6") or thereby.** Modern fitted kitchen comprising base and wall units. Integrated hob and electric oven. Stainless steel sink with single drainer. Recessed ceiling spotlights. Double glazed window to the rear. Door to rear garden.



Carpeted stairs from hall leading to:

Landing:

Carpet. Ceiling light fitting. Access to loft space.

Bedroom 1

4.11m x 2.79m (13'05" x 9'02" or thereby. Double glazed window to the front with Venetian blinds. Fitted carpet. Ceiling light fitting. Central heating radiator. Built-in storage cupboard/wardrobe.



Bedroom 2

3.72m x 3.11m (13'05" x 10'02") or thereby. Double glazed window to the rear with Venetian blinds. Fitted carpet. Ceiling light fitting. Central heating radiator.

Bathroom

Three piece white suite comprising bath with shower over, pedestal wash hand basin and WC. Extensive wall tiling. Respatex wall boards round bath area.

Patterned double glazed window to the rear. Tiled floor. Central heating radiator



Outside

Large garden to front laid to lawn. Enclosed garden areas to the rear laid to lawn. Brick built store to the rear. Oil tank.



Viewing

Strictly by appointment by contacting the Selling Agents, Messrs Brazenall & Orr, Solicitors, 104 Irish Street, Dumfries. Tel: (01387) 255695.

Offers

Fixed Price £92,000.

EPC

The Energy Performance Rating is E.

Home Report

A Home Report is available for this property. Prospective purchasers should contact Brazenall & Orr

Property Department for details of how to obtain a copy.

Note: The seller reserves the right to sell without imposing a Closing Date and will not be bound to accept the highest or indeed any Offer.

Note: These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr, Solicitors, Dumfries. Although believed to be correct, they are not guaranteed, therefore prospective purchasers should satisfy themselves as to the basic facts before submitting any offer.

Prospective purchasers should also note that none of the electrical items or other equipment mentioned in these particulars has been tested by the Selling Agents.

A Closing Date for Offers may be fixed and prospective purchasers are advised to register their interest as early as possible with the Selling Agents.