

# BRAZENALL & ORR

SOLICITORS & ESTATE AGENTS

[www.brazenallandorr.co.uk](http://www.brazenallandorr.co.uk)

104 Irish Street, Dumfries, DG1 2PB Tel: 01387 255695

## BRAESIDE, TERREGLES, DUMFRIES

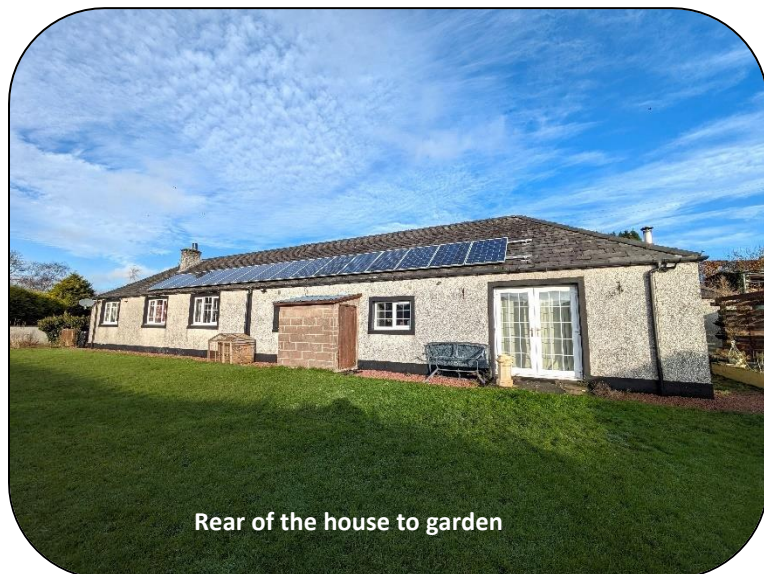


Desirable three bedroom detached bungalow situated within the charming village of Terregles. Tucked away from the main road and backing onto open countryside this property is ideal as a family home or retirement property. Terregles village lies 3 miles from Dumfries Town Centre and benefits from a children's playpark, football pitch, Church, village hall, and regular bus service to Dumfries Town Centre. Accommodation comprises: Entrance Hallway, Lounge, Kitchen, 3 Double Bedrooms; 1 En-suite. Garden grounds surrounding property, Driveway with parking to front of house. Muntin style double glazed windows, Solar Panels and Oil Central Heating.

**GUIDE PRICE £220,000**

**General:** Terregles village lies 3 miles from Dumfries Town Centre and benefits from a children's playpark, football pitch, Church, village hall, and has a regular bus service to Dumfries Town Centre or a short drive. With easy access to the new DGRI, schools, university campus, supermarkets, retail parks, bars & restaurants. The property is also approximately within 1.5 miles of leisure activities which include QOS Arena, Dumfries Ice Bowl and King George V sports club. Short distance to DG One Sports and Leisure Complex and Dumfries Sports Club which is a multi-sport club. There is a regular bus service and Dumfries offers transport links via train and bus to cities North and South of the region and ease of access to motorway. Dumfries & Galloway boasts a beautiful coastline and has a vast offering of forests and historical points of interest to be explored.

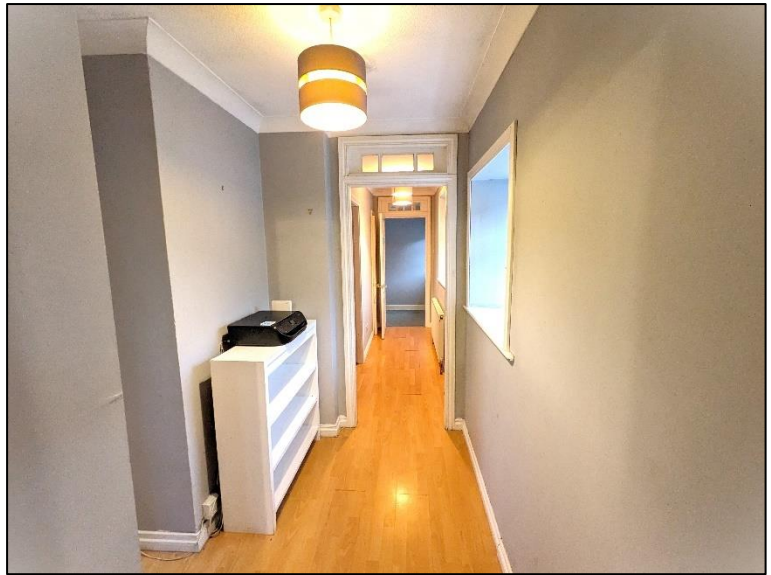
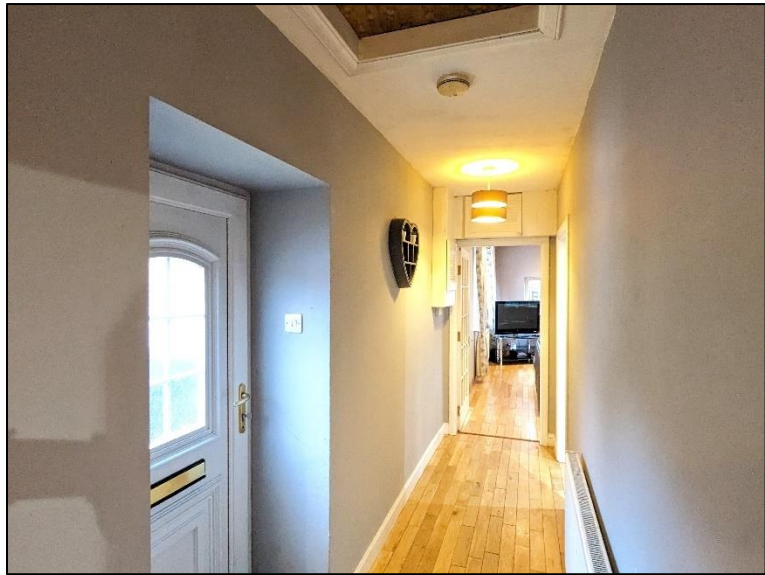
**ACCOMMODATION COMPRISES:** The property is accessed through a UPVC door with frosted glass panels and opens into the entrance hallway. Having historically been two properties the hallway gives access to all living accommodation and has a wooden glass panelled door which can be closed off halfway through. There are therefore 2 hatchways to separate loft spaces, windows and ceiling light fittings. The hallway has built in storage cupboards, radiators, smoke alarm and hosts the electric meter and solar panel control. The spacious, bright lounge benefits from 3 windows and patio doors leading out to rear garden with views to open countryside, ceiling spotlights, wall lights, wooden flooring and flue fitted for log burning stove. The modern fitted kitchen allows flexible cooking/dining space with a range of contemporary base units with under counter lighting and worktops, extractor hood, wooden effect laminate flooring, ceiling spotlights and single drainer sink unit with window to rear. TV ariel and plumbed for washing machine and dishwasher. All bedrooms are double in size with radiators, ceiling lights and windows to rear, with the exception of the master bedroom which has an additional front facing window, hatchway to loft and access to ensuite shower room. The ensuite comprises WC, wash hand basin and shower cubicle with 'Triton' electric shower and frosted glass window to side. The extensive family bathroom has tiled flooring, ceiling lights, heated towel rail, bath, WC, wash hand basin and shower cubicle with mains shower and frosted window to rear. The outside of the property encompasses a driveway to access property from main road, gravelled area to the front used for parking, steps, rockeries/shrubs/trees, areas of lawn and various sheds, greenhouse, and pergola covered area. There is a brick-built outbuilding with lighting and electrics, which could be used for recreational purposes or storage. The oil boiler is located in the garden and on the back of the property there is a small brick-built boiler store attached to the rear of the house. There is a large private garden to the back of the house and solar panels on the roof to the rear of the property.



Rear of the house to garden



Front of the house to drive







### Measurements:

**Lounge:** 17' 5 x 15' 6 (5.35m x 4.76m)

**Bathroom:** 13' 7 x 8' 9 (4.16m x 2.70m)

**Bedroom 1:** 10' 6 x 12' 6 (3.22m x 3.83m)

**Bedroom 3:** 18' 9 x 10' 5 (5.77m x 3.21m) AWP L – Shaped

**Kitchen:** 13' 6 x 12' 4 (4.15m x 3.79m)

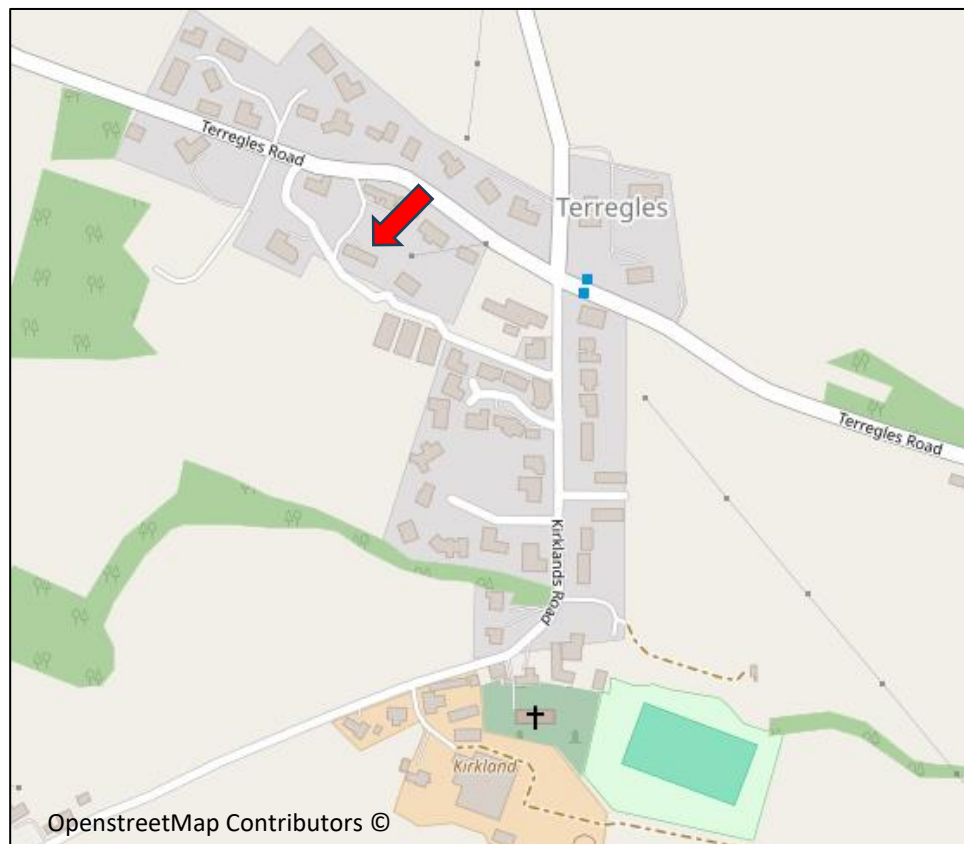
**En-suite:** 2' 1 x 2' 7 (0.63 x 0.84m)

**Bedroom 2:** 12' 6 x 13' 7 (3.85m x 4.17m) AWP

**Outbuilding:** 11' 5 x 10' 2 (3.51m x 3.09m)

**Notes:** Post Code: DG2 9TJ EPC Rating – D  
Council Tax Band – C

Extras - Carpets and Blinds are included All dimensions are approximate and quoted for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances do not imply that they are necessarily in working order or fit for purpose. Prospective purchasers should note that only parties who have noted interest through their Solicitor will be notified should a Closing Date be fixed. These particulars have been carefully prepared by the Selling Agents, Messrs Brazenall & Orr LLP, 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 have 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. **The legal extent of the property is edged red on the boundary plan.**



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**Viewing:** To arrange a viewing please contact the selling agents on 01387 255695



LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

6632  
17/9/2020

TITLE NUMBER

**KRK4450**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

70m

NX9277 NX9377

Survey Scale

1/2500

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