



3 Valleyfield Park, Terregles Dumfries DG2 9RA

Impressive detached villa in private residential cul-de-sac

3 bedrooms

Double glazing and Underfloor heating

Solid Oak Finishings throughout

Only 3 miles from Dumfries town centre

Private garden

EPC = C

**Offers in the
region of
£265,000**

REF: **C19864**

3 VALLEYFIELD PARK, TERREGLES

An impressive three bedroom detached villa situated in a private residential cul-de-sac only 3 miles from Dumfries town centre. The property benefits from Oil fired underfloor heating, a surround sound system throughout the house, and is fully double glazed with integral garage and private garden.

Accommodation comprises: - Lower Floor - Entrance Vestibule. Hall. Toilet. Lounge. Kitchen/Dining Room. Utility Room. Master Bedroom with En-suite. Upper Floor - 2 Bedrooms. Bathroom. Garage.

LOWER FLOOR ACCOMMODATION

Entrance Vestibule

1.66m x 1.64m

Glazed UPVC entrance door with glazed sidescreen and south facing window. Tiled floor. Archway to hall.

Hall

4.13m x 3.18m

Understairs storage cupboard. Laminate floor.



Toilet

1.67m x 1.52m

South facing frosted glass window. white wash hand basin and WC. Tiled floor.

Lounge

5.87m x 4.47m

South facing window overlooking front garden. Feature fireplace. Oak hardwood flooring.



Kitchen/Dining Room

7.68m x 3.56m

North facing window overlooking rear garden. Modern kitchen with a range of floor and wall units with inset 1½ bowl composite sink and drainer, ample work surfaces and breakfast bar. Integral fridge, freezer, dishwasher, electric oven and hob. West facing double French doors opening out onto rear garden.



Utility Room

2.57m x 2.47m

Door to rear garden and north facing window. Range of floor and wall units with ample work surfaces and inset stainless steel sink and drainer. Space and plumbing for washing machine and tumble drier. Tiled floor.

Master bedroom with En-suite

4.68m x 4.07m

South facing windows. Built-in storage cupboards. Separate dressing area with fitted wardrobes.

En-suite

2.56m x 2.18m

North facing frosted glass window. Fully tiled shower area with mains power shower, wash hand basin and WC.



UPPER FLOOR ACCOMMODATION

Landing

South facing velux window. Built-in storage cupboard housing hot water tank. Laminate floor. Radiator.

Bedroom 2

3.87m x 3.74m

South facing window. Two built in storage cupboards. Laminate floor. Radiator.



Bedroom 3

4.77m x 3.67m

South facing window. built-in storage cupboard. Laminate floor. Radiator.

Bathroom

3.88m x 1.98m

North facing velux window. White four-piece bathroom suite comprising shower cubicle with mains shower, roll foot bath, wash hand basin and WC. Tiled floor. Radiator.

Garage

Monoblock paving with off road parking for up to three cars leads to integral garage with up-and-over garage door. Light and power laid on.

Garden

The garden to the front of the property is laid in lawn with planted borders containing a variety of shrubs and plants for all year round interest. The rear garden is fully enclosed by a wall giving privacy and shelter. There is a lawn and paved patio as well as trellises and planted borders. Oil tank.



SERVICES

Mains water and electricity. Oil fired underfloor heating. The property is connected to the mains drainage system.

COUNCIL TAX

The property is in Band F.

VIEWING

Strictly by appointment only. Please contact the Selling Agents on 01387 257300.

OFFERS

Offers in the region of £265,000 are anticipated and should be made to the Selling Agents.

NOTE

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.

The details presented have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct, but are not guaranteed and are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.
DUMFRIES & GALLOWAY SOLICITORS PROPERTY CENTRE 14 Queensberry Street, Dumfries DG1 1EX. Tel: 01387 252684/254010. Fax: 01387 250585.
48 King Street, Castle Douglas DG7 1AB. Tel: 01556 503245. 34 High Street, Annan DG12 6AD. Tel: 01461 204459