



**18 MANSE ROAD, TERREGLES, DUMFRIES, DG2 9RS**

**PRICE: OFFERS OVER £140,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**





Room dimensions:

Living Room 4.12m x 4.30m

Dining Room 2.49m x 2.83m

Kitchen 2.78m x 2.83m

Shower Room 2.04m x 2.06m

Bedroom 1 4.29m x 3.04m

Bedroom 2 3.24m x 3.32m

(approx) **EPC— D**

(approx)

(approx)

(approx) **Council Tax Band— C**

(approx)

(approx)

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home report can be accessed via our website [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)





This spacious semi-detached two bedroom semi-rural property is located in a quiet cul-de-sac with open views over farmland to the rear and side of the property in close proximity with the village of Terregles. Just 2.5 miles from Dumfries town centre and local supermarkets and 2.3 miles from Dumfries and Gallo-way Royal Infirmary. The property benefits from 8 solar panels, eco electronic radiators, double glazing and good size gardens.

The property comprises of: Entrance hall leading to large, spacious living room with understairs storage cupboard, double window to the front of the property; dining room with patio doors leading to the back garden with views over the neighbouring farmland; good sized modern kitchen with floor and wall cupboards, space and plumbing for washing machine and other white goods; Shower room with large corner electric shower, hand basin, W.C. and skylight window; Master bedroom with large storage cupboards and separate built-in wardrobe with views to the front of the property; Double bedroom with built-in wardrobe and views to the rear of the property over farmland, and built in wardrobe.

This property will be appealing to a range of purchasers and viewings are highly recommended.



#### **SERVICES**

Mains water, electricity and drainage.

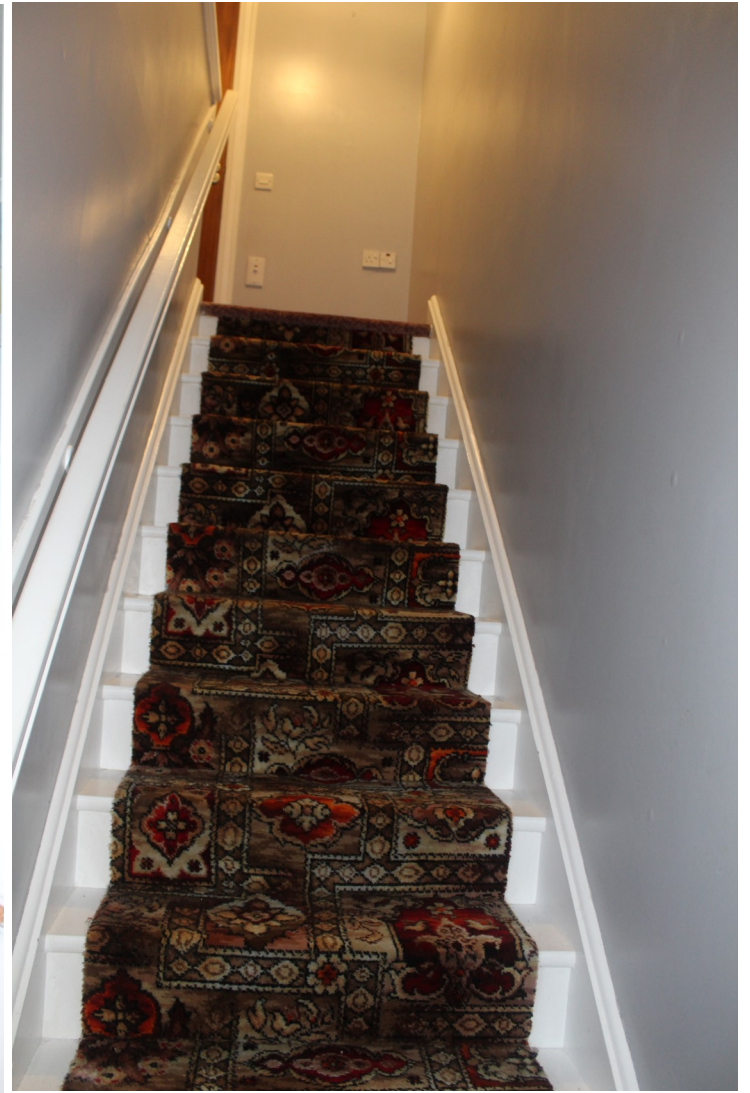
#### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.













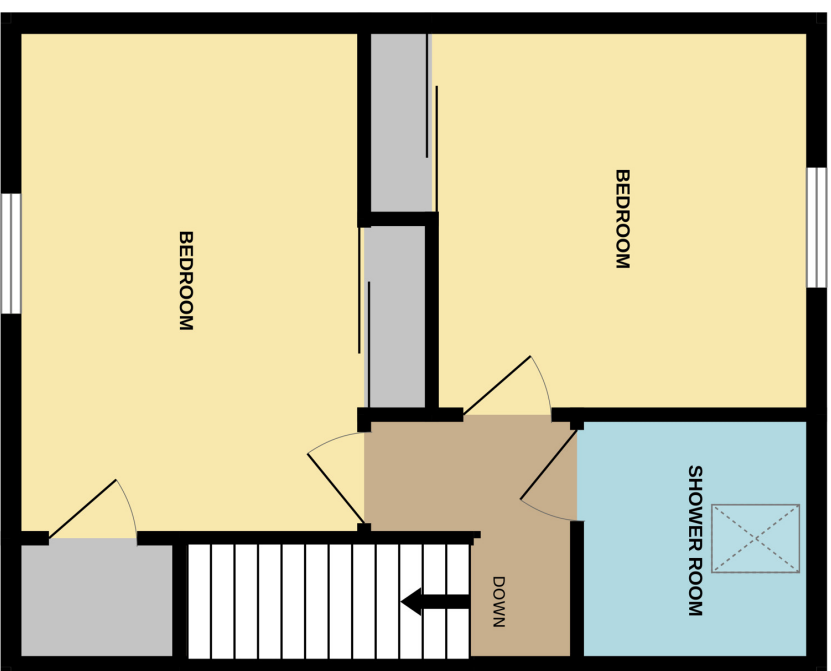




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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