



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 6 Linn Place, Auldgirth, Dumfries, DG2 0XH

A deceptively spacious semi-detached 3 bedroom 2 storey dwellinghouse. Generous rear garden with picturesque views of the surrounding fields. Recently modernised shower room. Situated in a desirable residential location with accessible transport links to Dumfries, Thornhill and beyond. The property benefits from a sizeable plot and has fantastic potential.

Accommodation comprises:-

- ENTRANCE HALLWAY
- LIVING ROOM/DINING ROOM
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- HOME REPORT AVAILABLE

VIEWING:- Contact selling agents on 01848 330251 for an appointment to view.

EPC ref:-

**OFFERS IN THE REGION OF £105,000**

Entering the property from Linn Place up five steps then up a paved path and a further three steps to the front door which is UPVC with frosted glass panels.

Entering into the:-

#### **ENTRANCE HALLWAY**

2.261m x 2.197m. Wooden flooring (check). Coat hooks. Cupboard with electricity meter. CHR. Ceiling Light. Door to the left into.

#### **LIVING ROOM**

4.918m x 2.663m. Wooden flooring. Two front facing UPVC double glazed windows. CHR. Power Points

#### **DINING AREA**

3.219m x 3.035m . Rear facing UPVC double glazed window. CHR. Power points.



#### **KITCHEN**

3.245m x 3.015m. Linoleum flooring. Floor level cupboard units. Beko cooker double oven with hob. Stainless steel sink. Rear facing UPVC double glazed window with roller blind. Express Cool Multi Airflow Fridge Freezer LG (check this is included). Built-in storage cupboard. CHR. Strip ceiling light. There is also a door from the kitchen back through to the entrance hall. From the kitchen into a

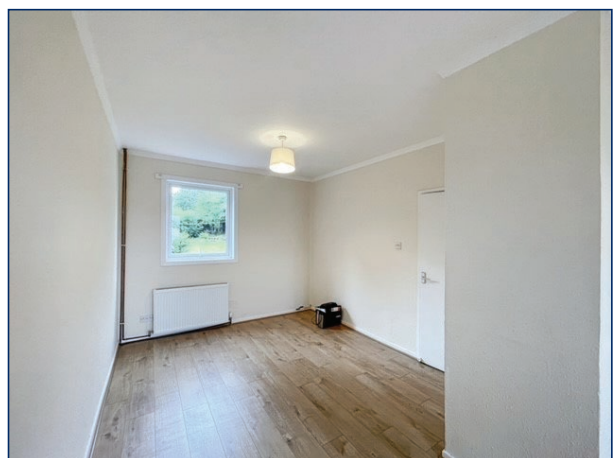
#### **REAR PORCH**

Storage cupboard, UPVC back door leading out to the rear garden.

Back into the entrance hallway to

#### **STAIRCASE**

Carpeted. Wooden banister. Half way up there is a rear facing





UPVC double glazed window. Up three further stairs to the upstairs landing which is also carpeted. To the left is

### **BEDROOM 1**

3.045m x 3.733m. Carpeted, CHR. Front facing UPVC double glazed window with fitted blinds. Ceiling light. Various power points.

### **BATHROOM**

2.902m x 1.670m. Linoleum flooring. Tiled walls. New shower screen with a Mira Vigar thermostatic shower. Heated Towel Rail. Ceiling Spot Lights. Rear facing UPVC double glazed window with frosted glass. Ceramic sink unit. WC.

### **BEDROOM 2**

4.093m x 2.700m. Carpeted. Single CHR. Front facing

UPVC double glazed window with fitted blinds. Built in storage cupboard with rail. Ceiling Light. Various power points.

### **BEDROOM 3**

3.019m x 3.184m (at its widest). Wooden floorboards. Built in storage cupboard. CHR. Rear facing UPVC double glazed window with fitted blinds. Ceiling light.

### **REAR GARDEN**

Down three steps from the back door into the rear garden. There is a concrete area at the back door. Path that leads around the front. Up four steps to a grassed area. Trees in the garden and a fence at one side. Shrubbery. Dry stane dyke at the back separating the view onto fields.



## **ROBERT WILSON AND SON**

Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.



Auldgirth village is located some eight miles from Dumfries town centre and 6 miles to Thornhill Village centre with a rural setting whilst still benefitting from easy access to local amenities. Dumfries town centre offers a wider range of amenities to include a variety of shops, restaurants, primary and secondary schooling with a railway station and various bus routes. Thornhill also has a Bank of Scotland, Post Office, Police Station, Doctors surgery, Dental surgery, Boots chemist, Squash court, 18 hole golf course, Bowling green, all weather and floodlit Tennis courts, 3 Hotels, Public House, Coffee shops, a Church and Community Centre. Wallace Hall School takes pupils from Nursery to Sixth year secondary. It has an excellent reputation with places there eagerly sought. The surrounding area offers a wide range of country pursuits including sailing, horse riding, mountain biking, fishing, golfing, bird watching, shooting and numerous coastal and woodland walks. The M74 provides transport links to the North and South and is approximately 25 miles to the east.

### **ROBERT WILSON AND SON**

Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.