



1 Kenmure Terrace, Dumfries, DG2 7QX

GG&B
PROPERTIES

1 Kenmure Terrace, Dumfries, DG2 7QX

“Spacious, end terraced, traditional sandstone property with garden and parking, located on the banks of the river Nith.”

Ground Floor

- + Entrance Vestibule
- + Hall
- + Lounge
- + Dining Room/Library
- + Dining Kitchen
- + Shower Room

First Floor

- + 4 Bedrooms
- + Bathroom
- + W.C.

Basement

- + Bedroom
- + En Suite W.C.
- + Workshop

Outside

- + Garden
- + Driveway

EPC Rating D

Council Tax Band E



LOCATION

1 Kenmure Terrace is conveniently located on the banks of the river Nith, only a short walk away from Dumfries town centre and its range of amenities. It enjoys views over the suspension bridge and the river from its elevated position. Dumfries itself offers supermarkets, high street shops, restaurants and various leisure and recreational facilities including the DG One Leisure Complex. The DGRI hospital is located less than three miles away.

DESCRIPTION

Traditional sandstone, 5 bedroom, end terraced house offering a flexible layout which will suit a variety of purchasers. The property is spacious and well-presented throughout, with the lounge and master bedroom enjoying double aspect views over the river Nith. Many pleasing traditional features have been retained, such as cornicing, high ceilings, decorative staircase, ceiling roses and a stained glass skylight. The property has local historical interest, being the former residence of the actor John Laurie - 'Frazer' in BBC TV's Dad's Army. 1 Kenmure Terrace benefits from UPVC double glazing (except where specified), gas central heating and a large floored attic, which could be converted to form additional accommodation, subject to obtaining the necessary permissions. Outside, the sunny aspect rear garden has been thoughtfully laid out for ease of maintenance. There is off street parking for two vehicles at the front of the property and further on street parking is available to the side. 1 Kenmure Terrace would make an ideal family home.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Wooden single glazed obscure glass door to front gives access to the entrance vestibule.

Entrance Vestibule

Central heating radiator. Coat hooks. Wooden obscure glass door with matching side panels into hall.

Hall

Central heating radiator. Stairs to first floor. Coat hooks. Thermostat. Telephone point. Smoke alarm. Doors to all ground floor rooms. Door leading to staircase to basement level.

Lounge

Bright, spacious room with a double aspect and pleasing views over the river Nith. Large bay window to front with shutters and further window to side with vertical blind. Multi fuel burner with slate hearth and mantelpiece. Central heating radiator. Television point. Shelved alcove with small cupboard. 2 wall lights. Wooden flooring.

Dining Room/Library

Window to side with venetian blind and shutters. Central heating radiator. Range of wooden shelves.

Dining Kitchen

Window to side with venetian blind and further window to rear with roller blind. A range modern fitted wall and floor mounted units with wood effect worktops. 1½ ceramic sink and drainer and second stainless steel sink with drainer. Integrated Indesit dishwasher and Belling cooker hood. Montpellier gas cooker, Bosch washing machine and Haier tall fridge freezer. Tiled splashback at cooker. 2 central heating radiators. Shelved pantry cupboard. Shelving. UPVC double glazed door to rear, giving access to rear garden.

Shower Room

Obscure glass window to side. Cream suite of W.C. and wash hand basin and white shower cubicle with Mira shower. Tiling to full height. Respatex to full height at shower cubicle. Central heating radiator.

First Floor Landing

Split level landing with decorative stained glass skylight window (into attic space). 2 smoke alarms. Doors to all first floor rooms. Door to inner hall where a ladder gives access to the sizeable floored attic space with 3 windows and light.

Bedroom 1

Bright, double aspect room with lovely views towards the river Nith and town centre. Window to front and window to side. 2 central heating radiators. Alcove with hanging rail and shelving. Wooden flooring.



Bedroom 2

Currently utilised as an office, this room could also be used as a bedroom. Window to side. 2 central heating radiators. Large walk in cupboard with shelving.

Bedroom 3

Window to side. Central heating radiator. Television point.

Bedroom 4

Window to front. Central heating radiator. Shelving.

Bathroom

2 windows to rear, one with roller blind and the other with an obscure glass panel. White suite with W.C., wash hand basin with built in unit and large bath. Tiled splashback at wash hand basin and bath. Shaving point and light. Central heating radiator. Towel rail.

W.C.

Wooden singled glazed obscure glass window to side. White suite of W.C. and wash hand basin. Tiled splashback at wash hand basin. Central heating radiator. Towel ring.

Basement Hall

Large walk in store with power points and shelving. Small cupboard with shelving. Doors to workshop and bedroom.

Bedroom 5

Window to front. Central heating radiator. Door to en suite W.C. Walk in wardrobe with shelf, hanging rail and carbon monoxide alarm. Further door within the wardrobe to small room housing Worcester combi boiler.

En Suite W.C.

White suite of W.C. and wash hand basin. Tiled splashback. Shelving. Towel rail. Extractor fan.

Workshop

Long work bench with vice. Shelving. Telephone point. Power points.

EXTERNAL

The small front garden is laid to paving with a range of mature bushes and shrubs. Steps lead down to the paved parking area, with space for two vehicles. A wrought iron gate to the side, gives access to Suspension Brae. Gas meter. Light.

The sunny aspect rear garden is laid mainly to paving for ease of maintenance. Small area of raised wooden decking. Raised beds with bushes and shrubs. Metal shed. Washing lines. Large wooden gate to Suspension Brae. Wooden gate leading to paved path to front garden.

Please Note

All fitted floor coverings, blinds, dining room shelving and white goods are included in the sale.

Viewing

By appointment only. To view please contact the selling agents during business hours (Monday to Friday 9am to 5pm) on 01556 504 038.

Home Buyers Report

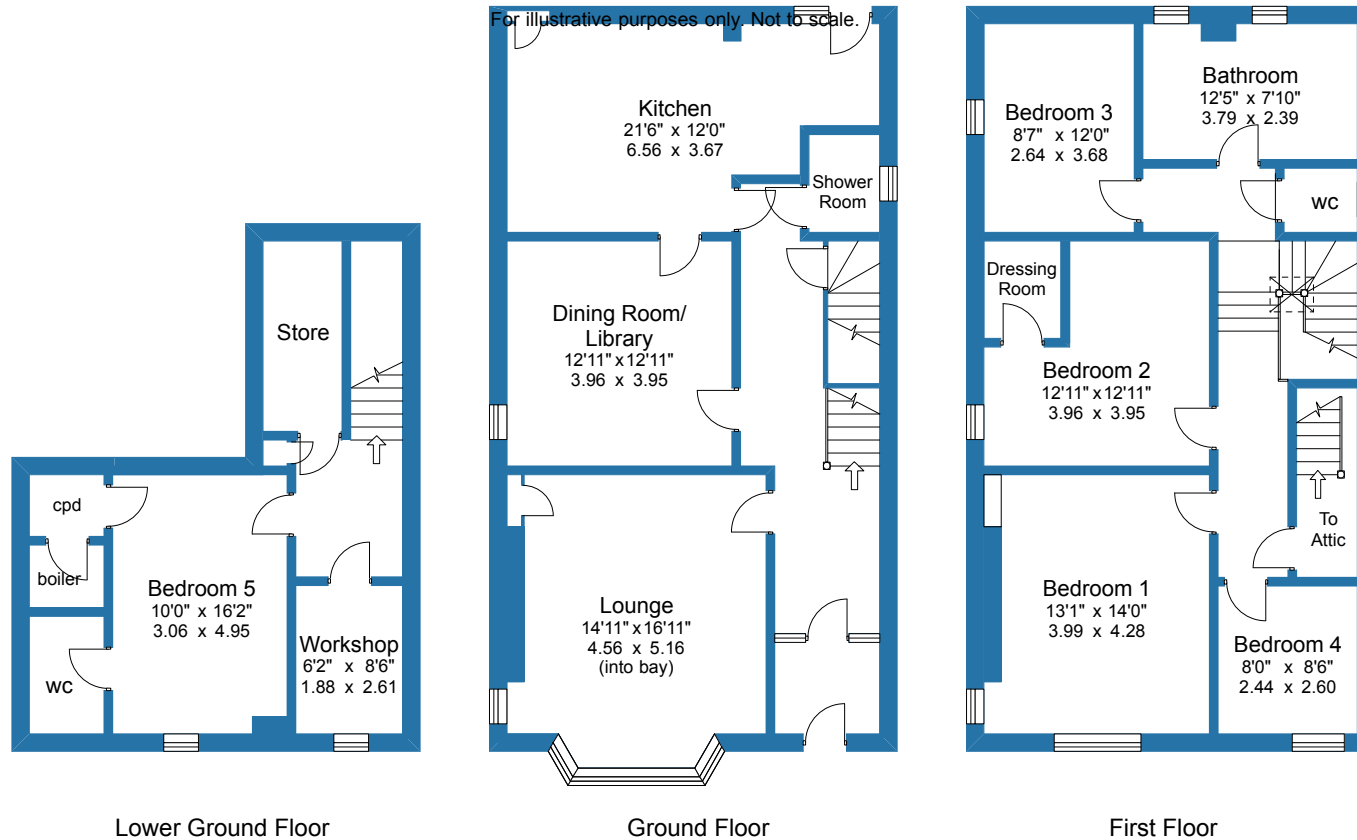
A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or, by simply logging into www.onesurvey.org.

Offers

Offers in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.







For illustrative purposes only. Not to scale.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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