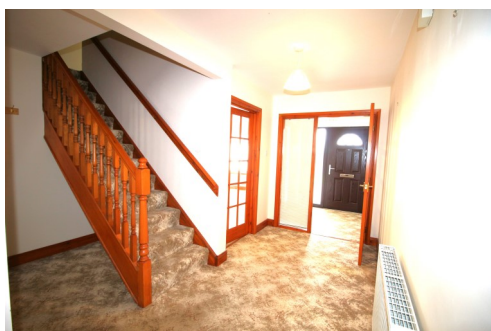


Guide Price £400,000

4 Kirkmichael Mains, Parkgate, Dumfries



McJerrrow
& Stevenson



McJerrrow & Stevenson

55 High Street, Lockerbie DG11 2JJ

01576 202123

property@mcjerrrowstevenson.co.uk

www.mcjerrrowstevenson.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Property Description

We are pleased to present this detached dwellinghouse to the market for sale. This property, which sits in a small development circa. 2004, is ideal for walking and cycling enthusiasts as it is close to Ae Forest and Ae village.

Parkgate itself is a small village approximately 8 miles north of Dumfries on the A701 and a few miles east of the Forest of Ae. There is a small primary school located one mile to the east of the village. The village is situated in the former parish of Kirkmichael, and Kirkmichael Church where services continue to be held in the Church, albeit not every week. In addition, immediately to the east of the village is the former Barony College, now Barony Campus, one of four campuses comprising Scotland's Rural College ("SRUC"). The village is served by buses which run between Dumfries, Moffat and Glasgow.

The property itself benefits from double glazing and oil central heating.

Entering the property into the front vestibule then into the spacious hallway which has the boiler cupboard. The living room is very spacious with lovely views and opens into the dining room which in turns opens into the kitchen with family area. The kitchen is fitted with base units and wall units and has ample space for a table and chairs. The dishwasher, fridge freezer and the oven are integrated. The utility room houses the washing machine and has a door into the garage as well as a door to outside.

The stairs to the upper floor open onto the hall with storage cupboards and access to the floored attic. The master bedroom has built in mirror wardrobes and an en-suite shower room. The three other bedrooms all have built in wardrobes and the family bathroom is spacious.

The approach to the house is tarred and leads to the parking area and the double garage. The L-shaped garden is mainly laid to lawn with some shrubs and bushes and is completely fenced off with paved seating area at the rear.



This sketch is not to scale and is intended for illustrative purposes only.



Measurements:

Living Room:	25'05" x 15'06"
Dining Room:	12'03" x 11'10"
Kitchen:	25'05" x 11'03"
Utility:	11'05" x 6'09"
WC:	7'02" x 3'02"
Bedroom 1:	13'11" x 12'02"
En Suite:	8'10" x 7'03"
Bathroom:	9'0" x 8'09"
Bedroom 2:	13'11" x 9'10"
Bedroom 4:	13'11" x 10'08"
Bedroom 3:	17'04" x 10'08"

Viewings

Strictly by appointment with Selling agent.

Postcode	DG1 3NB
Home Report	Available
Water	Mains
Electricity	Mains
Drainage	Septic
Heating	Oil
Council Tax	Band F
EPC	
Internal Area	Sq.m