

# THE BARN, KNOWEHEAD, KIRKMAHOE, KIRKTON, DG1 1RE

Offers Over  
£300,000



4 x Bedrooms



2 x Bathroom



2 x Reception



1 x Kitchen



1 x Dining Room

## Features

Detached Property

Rural Location

Countryside Views

Large Garden

Gas Central Heating

Double Glazing

EPC: E

Council Tax Band: D



This spacious, four bedroom rural property is situated within Kirkmahoe on the outskirts of Dumfries. The property is just 6.3 miles from Dumfries town centre which offers various amenities such as convenience stores, doctors, dentist, leisure facilities, post office and pharmacy. The catchment schools for this area are Duncow Primary or Wallacehall Primary & Secondary. Benefitting from double glazing and gas central heating throughout, off-street parking and secluded private gardens. Viewings are highly recommended.

The accommodation comprises: Living room with log burner and French doors leading to the outdoor patio area; kitchen with floor and wall cupboards, gas cooker, integrated fridge/freezer, dishwasher and space for small dining table; utility room with floor and wall cupboards, space and plumbing for washing machine and tumble dryer; good size dining room with views over the neighbouring countryside; bedroom 1 is a double room with built-in wardrobes and views to the side of the property; bedroom 2 is a double room with built-in storage cupboard and views to the front of the property; family bathroom with W.C., washhand basin and shower over bath; bedroom 3 is a double room with coombed ceiling and access to the eaves; bedroom 4 is a small double room with access to the eaves; shower room with W.C., washhand basin and corner electric shower; study with ample workspace. The gardens at the property are laid to lawn with patio seating area.



Contact:

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The Home Report can be accessed via  
the Primrose and Gordon website:  
[www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk)





