



NO' 51 KIRKLAND ROAD

Calside, Dumfries, DG1 4EZ



THREAVE RURAL

LAND / ESTATE AGENTS
VALUERS & RURAL CONSULTANTS

NO' 51 KIRKLAND ROAD

Calside, Dumfries, DG1 4EZ

Carlisle 32 Miles, Glasgow 76 Miles, Edinburgh 78 Miles

A VERY WELL PRESENTED DETACHED DWELLING SITUATED IN A POPULAR RESIDENTIAL AREA OF DUMFRIES

- WELL PRESENTED THREE BEDROOM ACCOMMODATION
- ENCLOSED GARDEN GROUNDS TO THE REAR
- WALK IN CONDITION
- CLOSE PROXIMITY TO SCHOOLS AND ALL OTHER ESSENTIAL SERVICES
- EPC RATING – C (71)

FOR SALE PRIVATELY

VENDORS SOLICITORS

A B & A Matthews
The Old Bank
Buccleuch Street Bridge
Dumfries
DG2 7TJ
01387 257300



SOLE SELLING AGENTS

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas
DG7 1TJ

Tel: 01556 453 453

Email: enquiries@threaverural.co.uk

Web: www.threaverural.co.uk



INTRODUCTION

No' 51 Kirkland Road is situated in a quiet residential street within the Calside area of Dumfries. The property is extremely well-presented and benefits from well-maintained enclosed garden grounds to the rear, which are made up of lawns and patio areas making this the perfect place for alfresco dining and family entertaining. The property benefits from gas central heating, double glazing throughout, offering comfortable modern family accommodation over two floors. No' 51 Kirkland Road is in truly walk-in condition.

All services are located within walking distance of the property, with this busy market town boasting all essential and professional services, along with three retail parks, an ice rink, a modern sports centre, recently opened hospital and a University Campus. Dumfries offers a wide choice of both primary and secondary schooling. The Crichton University Campus offers a wide variety of further education choices.

Communications to the area are good with the property lying in close proximity to major road networks, providing quick access both north and south. There are mainline railway stations at both Dumfries and Lockerbie with the international airport of Glasgow within an easy drive of the property.

The region is well-known for the quality and variety of both field sports and leisure activities with the outdoor and sporting enthusiast extremely well-catered for as there exist the ability to take both shooting and fishing locally. Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks, sailing, cycling and for the golfer there is an abundance of good local courses with the region boasting no fewer than twenty-nine courses.

This area of Southwest Scotland enjoys one of the most varied and picturesque landscapes within Scotland, ranging from the moorland of the Southern Upland Hills to the bays and sandy beaches of the distinctive coastline. This is a rural county where agriculture and tourism thrive to form the backbone of the local economy.

METHOD OF SALE

The property is offered for sale by Private Treaty.

GUIDE PRICE

Offers for No' 51 Kirkland Road are sought in excess of: **£135,000**

VIEWING

By appointment with the sole selling agents:

Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 453453
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk



PARTICULARS OF SALE

No' 51 Kirkland Road is located in a quiet residential area of Dumfries. The dwelling offers comfortable family accommodation over two floors, as follows:

GROUND FLOOR

- **Front Entrance Hallway**
With wooden flooring, stairs to first floor

- **Living Room**

With gas fire set in feature fireplace, windows to the front.



- **Dining Room**

With windows to the rear enclosed garden grounds.

- **Kitchen**

With range of fitted floor and wall units, built-in gas hob, electric oven with extractor hood, sink & drainer, plumbed for automatic washing machine, glazed UPVC door to rear garden grounds.



FIRST FLOOR

- **Upper Hallway**

With built-in cupboard, window to the side.

- **Family Bathroom**

With bath, WC, WHB.

- **Double Bedroom 1**

With built-in cupboard, window to the rear.

- **Double Bedroom 2**
With built-in cupboard, window to the front.
- **Single Bedroom 3**
With window to the front.



OUTSIDE

Lawned area to the front with a paved driveway. As mentioned earlier, the rear garden grounds are fully enclosed making this a safe environment for children and pets and the perfect area for alfresco dining and family entertaining.



SERVICES

- Mains water, electricity and drainage
- Gas fired central heating
- UPVC double glazed
- The telephone line is installed subject to the normal BT regulations

HOME REPORT

A Home Report can be made available upon request.

MATTERS OF TITLE

The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors' solicitor, **A B & A Matthews** for a definitive list of burdens subject to which the property is sold.

COUNCIL TAX

Band C.

APPORTIONMENT

The Council Tax and any other outgoings shall be apportioned between the vendor and the purchaser at the date of entry.

INGOING

There are no ingoing claims affecting the property.

WARRANTY CLAUSE

Whilst the central heating system and the services are believed to be in good working order, no warranty is granted or to be implied and the purchaser(s) will be held to have satisfied themselves in that regard.

ENTRY & VACANT POSSESSION

At a date to be mutually agreed.

OFFERS (Closing Date)

Offers must be submitted in proper Scottish legal terms to **Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ**. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT

A 10% deposit of the purchase price will be payable to the vendor's solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment from the date of entry until paid.

GENERALLY

Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE

Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers' Solicitors.
2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.
3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.
4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.
7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared July 2020

