




McEwan Fraser Legal
Solicitors & Estate Agents
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12 Birkburn Road

DUMFRIES, DUMFRIES AND GALLOWAY, DG4 6SE

12 BIRKBURN ROAD

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Birkburn Road occupies a good central location in the south-west of Scotland. The county towns of Ayr and Dumfries are approximately 30 miles away and Glasgow and Edinburgh can be reached in about an hour and a half by road. Sanquhar railway station is approximately 3.5 miles away and is on the Glasgow/Carlisle line with a change at Carlisle for London. Kelloholm primary school is a short walk from the property. Local amenities include a post office and grocery store. Further amenities can be found in Sanquar and New Cumnock.

McEwan Fraser Legal are delighted to bring to market this three bedroom end terraced property. The property has been partially developed and would make a very attractive living space throughout.

In more detail, the property consists of welcoming porch to the side. The hallway leads to the bright and airy lounge, ample space for free standing furniture and different configurations, there is also a feature fireplace.

The kitchen comes with floor to ceiling units, electric hob, oven. Space for washing machine and fridge freezer. Access to the back garden can also be found here. The family bathroom benefits from a bath, walk-in shower, wash hand basin and W/C. On the upper-level access to the attic can be found. There are three good sized bedrooms, all bright and airy and all allowing for freestanding furniture.

Externally the front garden is low maintenance. The back garden is mostly laid to lawn. The property also benefits from gas central heating and double glazing.

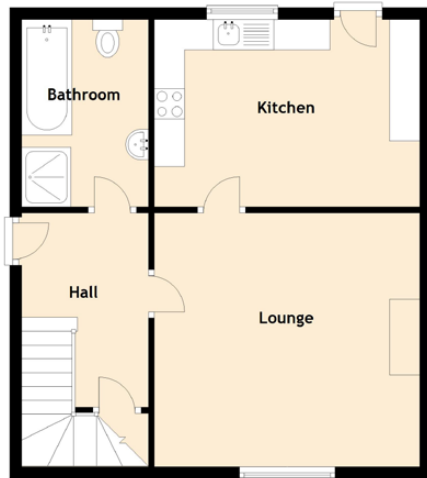
DISCLAIMER: THIS PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION AND NO WARRANTY WILL BE GIVEN TO ANY PURCHASER WITH REGARD TO THE EXISTENCE OR CONDITION OF THE SERVICES OR ANY HEATING OR OTHER SYSTEMS WITHIN THE PROPERTY.



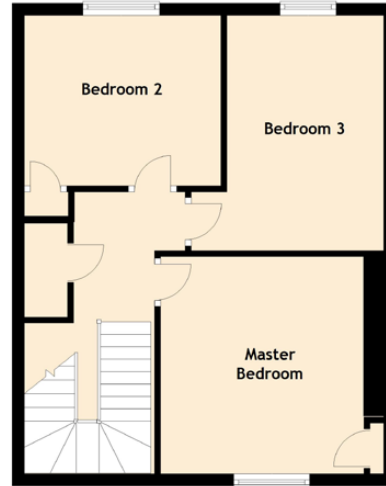
PROPERTY SPECIFICATIONS

FLOOR PLAN / LOCATION

Ground Floor



First Floor

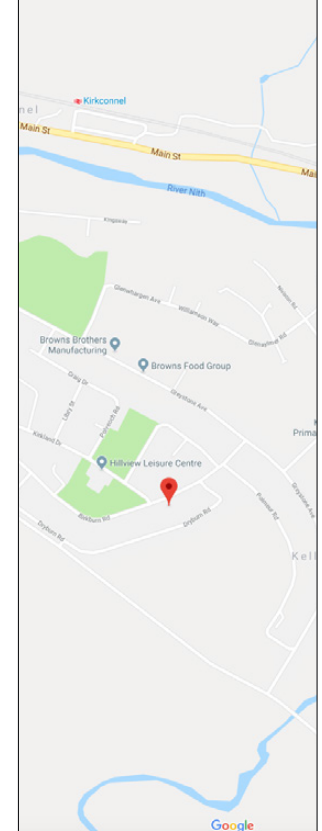


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen	4.30m (14'1") x 3.10m (10'2")
Master Bedroom	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	3.90m (12'10") x 2.60m (8'6")
Bathroom	3.10m (10'2") x 1.77m (5'10")

Gross internal floor area (m²) : 99m²

EPC Rating : C



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Part
Exchange
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Text and description
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