



**Birkie Knowe, Dumfries**  
, DG1 1RH

**Offers Over £115,000**



**HUNTERS®**  
HERE TO GET *you* THERE



# Birkie Knowe, Dumfries

## DESCRIPTION

We are delighted to offer to the market this beautifully situated Mid Link House located in the village of Ae ideally suited for young families, with the local Primary School and playpark within walking distance. The property is boasting stunning elevated views to the rear with a wealth of opportunity for a buyer to move into the property truly make their own - Please Contact Hunters today!

The accommodation briefly comprises of an Entrance Hall, Living/Dining Room, Kitchen and Utility to the Ground Floor, Three Bedrooms and Bathroom to the First Floor. The property is benefitting from Double Glazing and Electric Heating.

With popular woodland walks and 7-stane cycle routes within the vicinity, this property must be viewed to fully appreciate its' rural setting. No Onward Chain.



# ROOMS

## Ground Floor

### Entrance Hall

Approached through double glazed door with glazed side panel, incorporating electric storage heater and stairs to the first floor.

### Living & Dining Room

18'7" x 11'1"

Dual aspect reception room with window to the front and rear elevation, incorporating open grated feature fire place and 2 electric storage heaters.

### Dining Kitchen

12'7" x 10'9"

Incorporating fitted base and wall units with complimentary worksurface over, space for a cooker, space for a washing machine, space for an undercounter fridge, sink unit, understair storage cupboard, window and double glazed door.

### Utility Room

7'5" x 6'6"

External double glazed access door.

## First Floor

### Landing

With window to the rear elevation and built in cupboard.

### Bedroom 1

12'10" x 10'9"

Front facing bedroom with window to the front elevation, electric storage heater and built in storage cupboard.

### Bedroom 2

11' x 9'2"

Front facing bedroom with window to the front elevation, electric storage heater and loft access.

### Bedroom 3

9'2" x 7'11"

Rear facing bedroom with window, built in wardrobe and electric storage heater.

### Bathroom

6'5" x 5'5"

Incorporating a 3 piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low-level WC and double glazed widow.

### Externally

The property is benefiting from a low maintenance, well established garden to the front. To the rear is a mature, well established laid lawn garden with stunning elevated views.

### Energy Rating

E

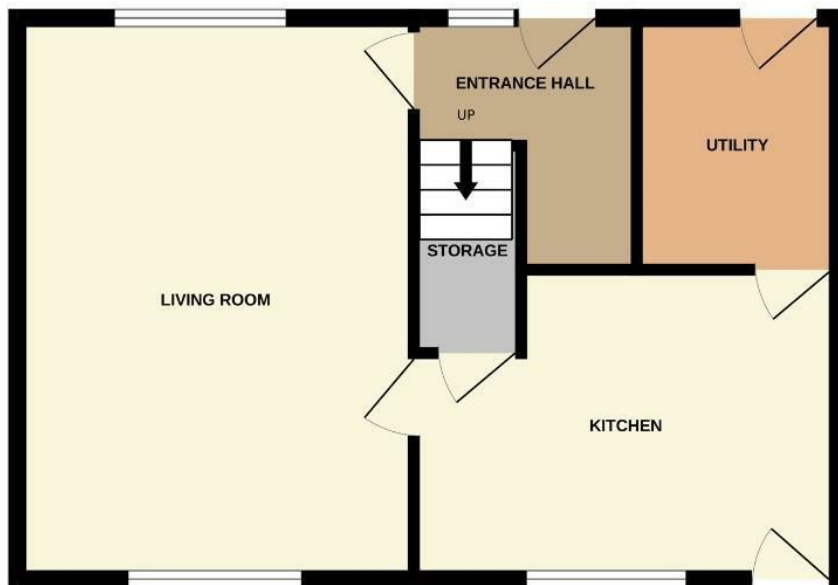
### Council Tax Band

B

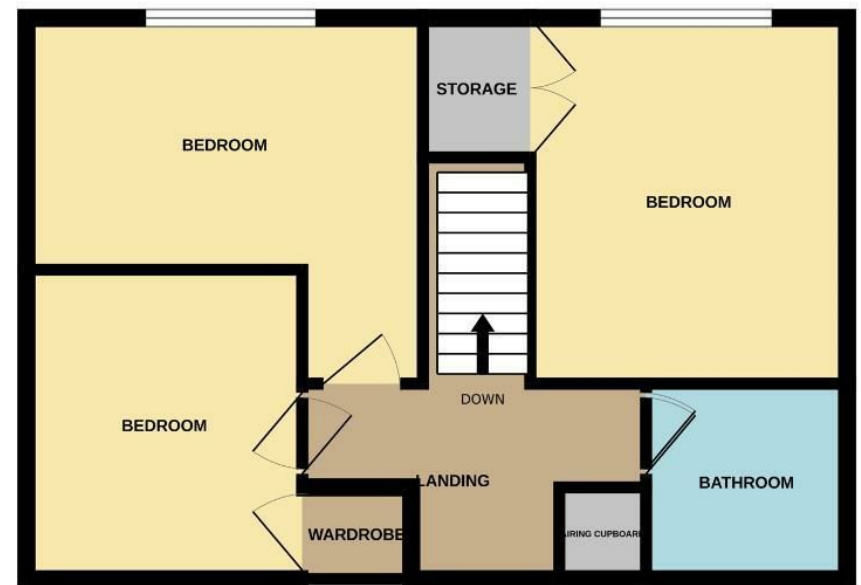




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Bridgend, High Street, Annan | 01387 245 898 | [centralhub@hunters.com](mailto:centralhub@hunters.com)**

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.