



32 MOFFAT ROAD, DUMFRIES. DG1 1NY

SITUATED IN A DESIRABLE SECTION OF DUMFRIES THIS IS A GOOD SIZED SEMI DETACHED VILLA.

ACCOMMODATION – ENTRANCE VESTIBULE, ENTRANCE HALL, CLOAKROOM WITH W. C., SITTING ROOM, DINING ROOM, KITCHEN, REAR KITCHEN, 3 BEDROOMS, BATHROOM. DETACHED GARAGE. PLEASANT GARDENS.

PRICE – OFFERS OVER £136,000

REF: B22222

This is a good sized property situated in a very good area of Dumfries. The property is in need of some refurbishment and modernisation. The property has an alarm system.

Accommodation

Entrance Vestibule

Meter cupboard.

Entrance Hall

Cloakroom with W. C. and wash hand basin.

Sitting Room

12' 5" x 11' 9" approx.

With bay window.

Dining Room

12' 5" x 10' 8" approx.

Two side display shelves.

Kitchen

7' 8" x 7' 1" approx.

Rear Kitchen

7' 2" x 5' 10" approx.

Upstairs

Stair and landing. Landing has access to loft.

Bedroom 1 (Front)

11' 8" x 10' 6" approx.

Built-in wardrobe units.

Bedroom 2 (Rear)

12' 4" x 10' 3" approx.

Fitted wardrobe units.

Bedroom 3 (Rear)

8' 5" x 7' 7" approx.

Bathroom

7' 10" x 7' 2" approx.

Viewing

The key can be obtained from the Solicitors Property Centre, Dumfries.

Outside

Neat front garden. Driveway leading to detached Garage. Good sized rear garden.

Entry

By arrangement.

Home Report

A Home Report is available on this property. Prospective purchasers can download a copy free of charge online at www.onesurvey.org. Copies can also be obtained from the Selling Agents, Primrose & Gordon (01387-267316)(admin and copying charge applies).

Offers

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest with the Selling Agents, Messrs. Primrose & Gordon, so as to be notified of any Closing Date that may be fixed for offers.

The Property Misdescriptions Act 1991

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.