



**27 LOCKERBIE ROAD,
DUMFRIES, DG1 3AY
PRICE: OFFERS OVER £80,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



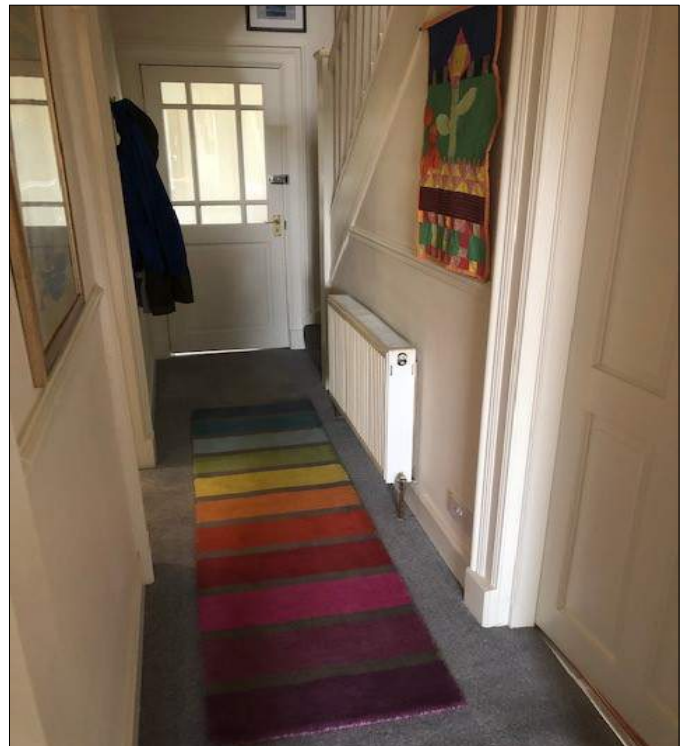
Room dimensions:

Living Room	14'02" x 15'00" (approx)
Kitchen/Dining Area	12'03" x 10'06" (approx)
Bedroom 1	10'00" x 12'11" (approx)
Bedroom 2	8'07" x 10'01" (approx)
Bedroom 3	13'02" x 11'04" (approx)
Shower Room	8'04" x 5'05" (approx)

Home Report—www.packdetails.com
REF: HP573172

EPC = D

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. This is in line with current Covid-19 regulations.



Spacious three bedroom maisonette flat, recently refurbished with new kitchen, shower room fully decorated and new carpets. Within close proximity to Dumfries town center. The property itself benefits from a number of period and original features, including corning and original woodwork.

The town center benefits from a variety of shops, restaurants, cafes and leisure complexes. The railway station is a short walk away, meaning the property is ideally located for commuters.

The accommodation comprises: Entrance stairs through a private wooden door with patterned glass window, hand rail, tiled steps. Landing double glazed window to side, carpet, large built-in storage cupboard that has a double glazed window, shelves and houses the electrics, door to hallway. Newly fitted kitchen with a range of fitted units. Sink with mixer tap and left hand drainer, double glazed window to side. Utility area has double glazed window to side, boiler and part tiled. The living room is a bright room with two double glazed windows to front and side, beautiful corning and a ceiling rose with a pendant light, marble fireplace with tiled hearth. Bedroom 1 with double glazed window to rear, two built-in cupboards, one with shelves, under stairs double wardrobe with hanging rail and shelf. Stairs to second floor with hand rail and skylight window leading to landing. Newly refurbished shower room, shower cubicle, W.C., wash hand basin, Respatex, sky light window. Bedroom 2 with skylight window, built-in wardrobe with hanging rail and shelf. Bedroom 3 is a double with double glazed bay window to side, built-in wardrobe, two small built-in cupboards and door to eaves.



SERVICES

Mains water, electricity, gas and drainage.

OFFERS

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.

