



**50 LARCHFIELD ROAD,
DUMFRIES, DG1 4HT
PRICE: OFFERS OVER £50,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	15'02" x 12'11" (approx)
Kitchen	8'05" x 9'08" (approx)
Bedroom 1	9'07" x 11'11" (approx)
Bedroom 2	13'07" x 12'09" (approx)
Bathroom	6'00" x 6'04" (approx)

Home Report—www.packdetails.com
Ref: HP642444
EPC = D

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. This will be subject to compliance with current Covid-19 regulations.



This is a second floor 2 bedroom flat situated in the popular residential area of Cresswell and short walk to Dumfries Town Centre. It is within easy walking distance of both Primary and Secondary Schools with shops and local amenities nearby. Double glazing and gas central heating throughout. Ideal buy-to-let or for first time buyers.

The accommodation comprises: communal hall and stairs, entrance hallway, living room with brick fire-place and TV unit, kitchen with a range of some base units, sink with left hand drainer, space for cooker. . Two double bedrooms one with large built-in cupboard and rear with two. Bathroom with W. C., wash hand basin, bath with shower. Two storage cupboards, one at the bottom of the stairs and one next to the front door. Garden to rear laid to lawn. Front facing balcony with views to town and countryside, room for chairs.



SERVICES

Mains gas, water, electricity 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





