



'REDUCED PRICE'

GALLAWA VIEW, DOCKHEAD

DUMFRIES, DG1 2RX

PRICE: OFFERS OVER £69,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Measurements:

Entrance vestibule	3'04" x 4'10" (approx)
Living Room	15'02" x 13'05" (approx)
Kitchen	10'00" x 11'11" (approx)
Utility Room	9'00" x 3'03" (approx)
W. C.	6'00" x 3'03" (approx)
Bedroom 1	12'00" x 9'11" (approx)
Bedroom 2	15'01" x 13'00" (approx)
Bedroom 3	13'04" x 14'01" (approx)
Shower Room	8'05" x 6'11" (approx)

Home Report—www.onesurvey.org

EPC = E

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.



Deceptively spacious terraced house with three bedrooms over three floors situated in an excellent location within the central area of Dumfries. It sits on Dockhead with an impressive outlook towards the Suspension Bridge over the River Nith and surrounding area.

The accommodation comprises **entrance vestibule**, **hallway** with large understairs cupboard also housing boiler, living room with fireplace with wooden mantel and tiled hearth and shelved alcove. **Fitted kitchen** with wall and base units, part tiled, stainless steel sink with mixer tap and left hand drainer, space for washing machine, fridge/freezer, cooker and dishwasher, **utility room** with wall units and door to rear. Stairs to first floor with banister, W.C. with wash hand basin, **two bedrooms**, one to the front over looking the River Nith with various built-in wardrobes and drawers and the one facing the rear also has built-in wardrobes and drawers and a built-in cupboard. Further stairs **to second floor**, **large bedroom** with views over the river, **shower room** with Triton Ivory shower, W.C., wash hand basin with under storage unit.



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:-

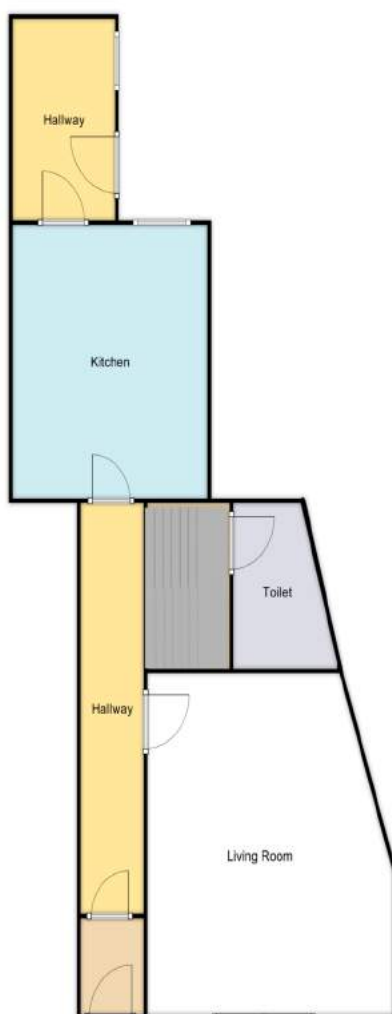
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included 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





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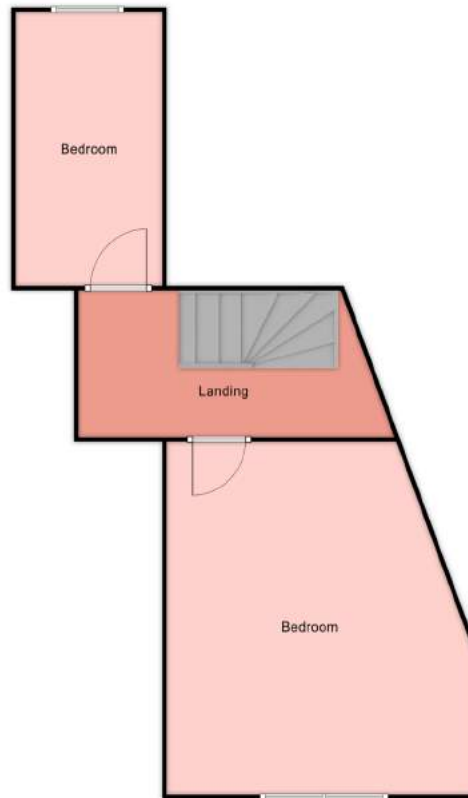
Ground Floor



This plan is for illustration purposes only and may not be representative of the property. The plan is not to scale.

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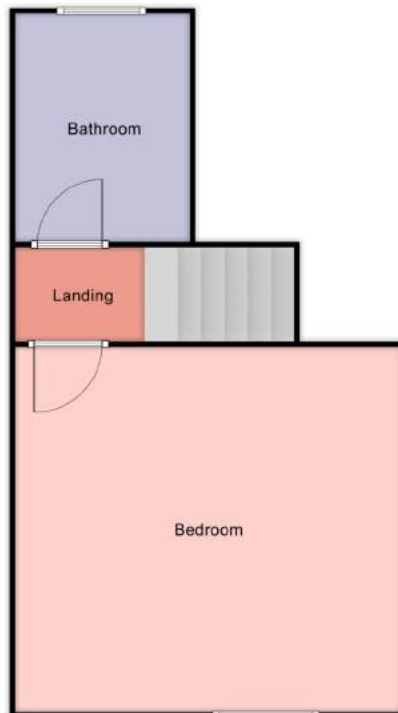
First Floor



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Attic Floor



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