



**61 ANNAN ROAD  
DUMFRIES, DG1 3AE  
PRICE: OFFERS OVER £165,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782





Room dimensions:

|                    |                          |
|--------------------|--------------------------|
| Entrance vestibule | 5'00" x 4'11" (approx)   |
| Sitting Room       | 15'02" x 14'07" (approx) |
| Dining Room        | 13'07" x 13'05" (approx) |
| W. C.              | 2'11" x 6'11" (approx)   |
| Kitchen 1          | 8'06" x 10'07" (approx)  |
| Kitchen 2          | 7'03" x 10'03" (approx)  |
| Bathroom           | 10'07" x 9'05" (approx)  |
| Bedroom 1          | 13'05" x 13'09" (approx) |
| Bedroom 2          | 14'05" x 11'10" (approx) |
| Bedroom 3          | 8'00" x 10'00" (approx)  |
| Attic Room         | 14'06" x 20'00" (approx) |

Home Report—[www.onesurvey.com](http://www.onesurvey.com)

**EPC = F**

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



61 Annan Road is a very bright and spacious Town House in a great location. The property consist of three floors which benefits from the character and period features of a traditional town dwellinghouse including high ceilings and tall panoramic windows. The 3 bedroom property is in a very desirable much sought-after residential area yet within walking distance of Dumfries Town Centre and essential amenities including shops, supermarkets, restaurants, public transport services and schools. Dumfries also benefits from having both University and College Campuses. Viewing is highly recommended. The property also has double glazing, gas central heating and on street parking.

The accommodation comprises: entrance vestibule, entrance hallway with understairs W. C., spacious living room with double glazed window to the front, fireplace with marble hearth and wooden mantle and built-in shelved cupboard, dinning room with door to rear and fireplace with tiled hearth and marble mantle. The kitchen is in two parts, the first one has wall and base units and Respatex walls, the rear has wall and base units, sink with right hand drainer, tiled walls and door to rear. Stairs to first floor with banister with split landing, large bathroom with corner bath, shower cubicle, W.C., washhand basin with built-in vanity unit. Two good sized double bedrooms one to the front and one to the rear, single bedroom to front, all three have fireplaces. Stairs leading to second floor with large attic room. Garden to the front with lawn and path to the side then entering a private rear garden which is easily maintained with mono block, barbeque area, shed and outbuilding, outside light and tap.



#### **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 property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.









# 61 Annan Road, Dumfries

## Ground Floor



This plan is for illustrative purposes only and may not accurately represent the property. The plan is not to scale.

# 61 Annan Road, Dumfries

## First Floor



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# 61 Annan Road, Dumfries

## Attic Floor



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