



17 ALDER COURT
DUMFRIES, DG1 4PF
PRICE: OFFERS OVER £96,000

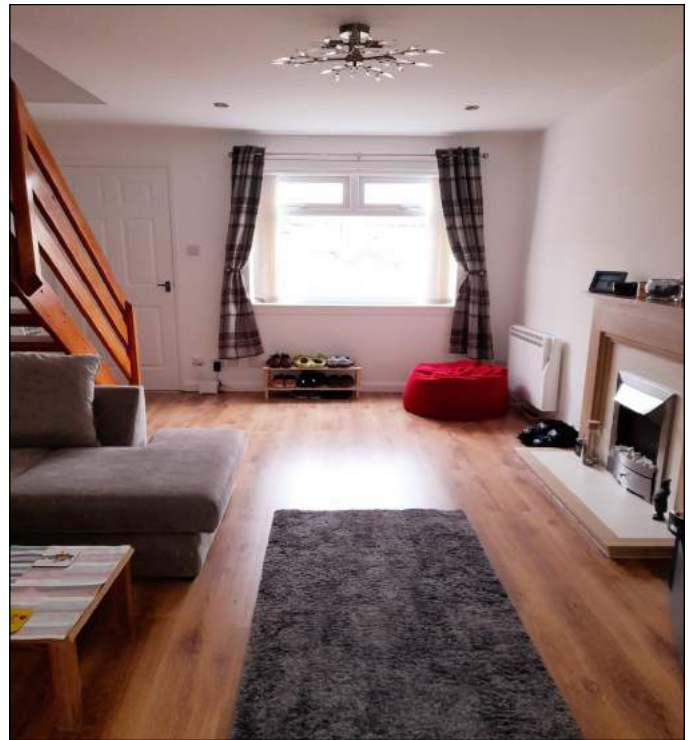
Primrose

&

Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Entrance vestibule	3'07" x 4'03" (approx)
Living Room	15'04" x 11'08" (approx)
Kitchen	7'10" x 11'08" (approx)
Bedroom 1	11'09" x 8'09" (approx)
Bathroom	6'05" x 5'05" (approx)
Bedroom 2	8'08" x 11'07" (approx)

Home Report—www.onesurvey.com

EPC =

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



17 Alder Court is a mid terraced two bedroom house situated in the popular residential area of Georgetown. It is situated very close to a children's play park and would be an ideal family home. This property is close to local amenities, Georgetown Primary School, library, Gillbrae Medical Practice and local convenience stores. There are also ample cultural amenities in Dumfries including a Cinema and two Theatres, Swimming Pool and Health – Clubs. The property is within close proximity to St. Joseph's Secondary School, University and College Campuses. Ideal buy-to let or for first time buyers.

The accommodation comprises: entrance porch, bright living room with double glazed window to the front electric fire with wooden mantle. Modern fitted kitchen with wall and base units and marble effect worktops, sink with mixer tap and right hand drainer, built-in electric oven, 4 ring hob, double glazed window and UPVS door to rear. Open stairs from living room to first floor, two bright double bedroom, one with built-in wardrobe. Modern bathroom with W.C., washhand basin with mixer tap and storage, W. C. bath and shower, fully tiled. Garden to rear with patio area, laid to lawn and shed.



SERVICES

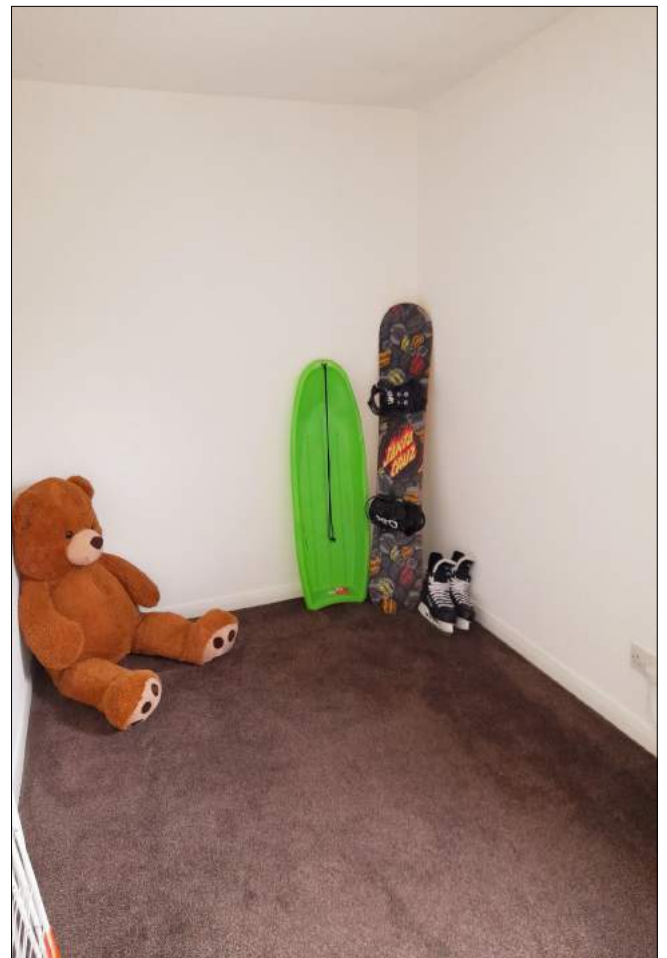
Mains water, electricity and drainage.

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:-

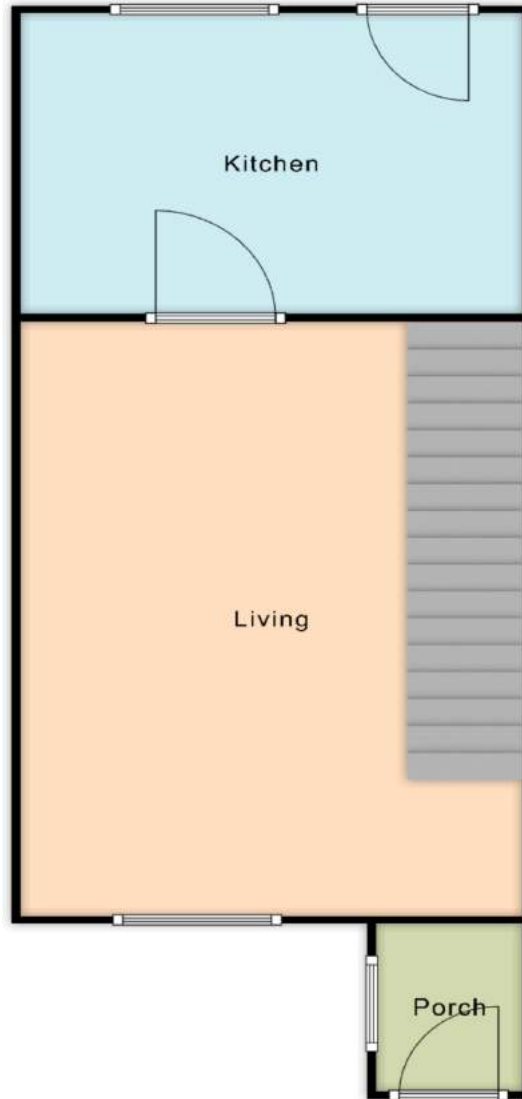
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included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





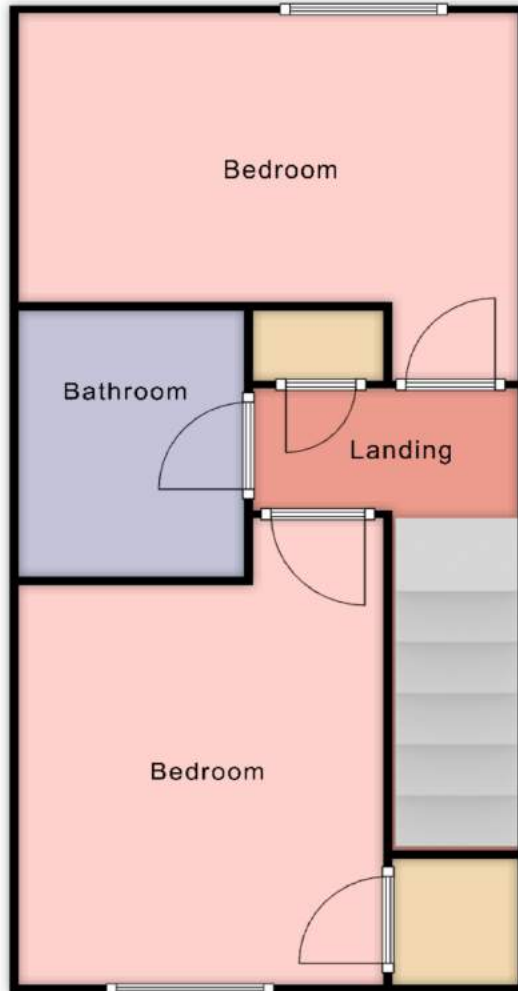
17 Alder Court, Dumfries

Ground Floor



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

17 Alder Court, Dumfries
First Floor



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