



21 BIRCHWOOD ROAD
DUMFRIES, DG1 3DU
PRICE: OFFERS OVER £190,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

W. C.	3'10" x 7'03" (approx)
Living room/Dining	15'09" x 26'08" (approx)
Kitchen	12'06" x 8'11" (approx)
Utility Room	7'02" x 9'02" (approx)
Bathroom	6'09" x 6'01" (approx)
Bedroom 1	11'09" x 9'05" (approx)
Bedroom 2	12'05" x 11'10" (longest) (approx)
En-suite	4'00" x 7'02" (approx)
Bedroom 3	9'00" x 9'04" (approx)
Garage	11'04" x 21'02" (approx)

Home Report—www.packdetails.com
 REF: HP661469
EPC = C

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



Attractive and spacious detached three bedroom family home, situated within a residential cul-de-sac just off Lockerbie Road. The property is in excellent decorative order throughout and benefits from gas central heating, double glazing, integral garage and a large well-maintained garden. The property is just a 15 minute walk from Dumfries town centre which is home to a variety of Shops, Restaurants, Cafes and Leisure Complex. The Railway Station is within easy reach, meaning the property is ideally located for commuters. Viewing of this tremendous family home is highly recommended.

The accommodation comprises: entrance hallway with storage cupboard, bright and spacious open-plan living room and dining room with double glazed window to the front and patio doors to rear, electric fire with marble hearth and wooden mantel. Fitted kitchen with wall and base units with marble-effect worktops, sink with mixer tap, vegetable preparation area and right hand drainer, built-in fridge/freezer, dishwasher, electric oven and grill, 4 ring electric hob and extractor fan, part tiled. Utility room with base units plumbed for washing machine, sink with mixer tap and right hand drainer, door to garage. Stairs to first floor with handrail and banister, three bright double bedrooms, one with airing cupboard and two with built-in wardrobes with hanging rail and shelves, master bedroom with ensuite, W.C., washhand basin and shower cubicle, part tiled and part Respatex. Family-sized bathroom with W.C., washhand basin, bath with shower. Integral garage with power and lights. Front garden is laid to stone chips with paved drive to garage. Good sized rear garden with patio area, shrubs and trees, outside light and tap.



SERVICES

Mains gas, water, electricity and drainage.

OFFERS

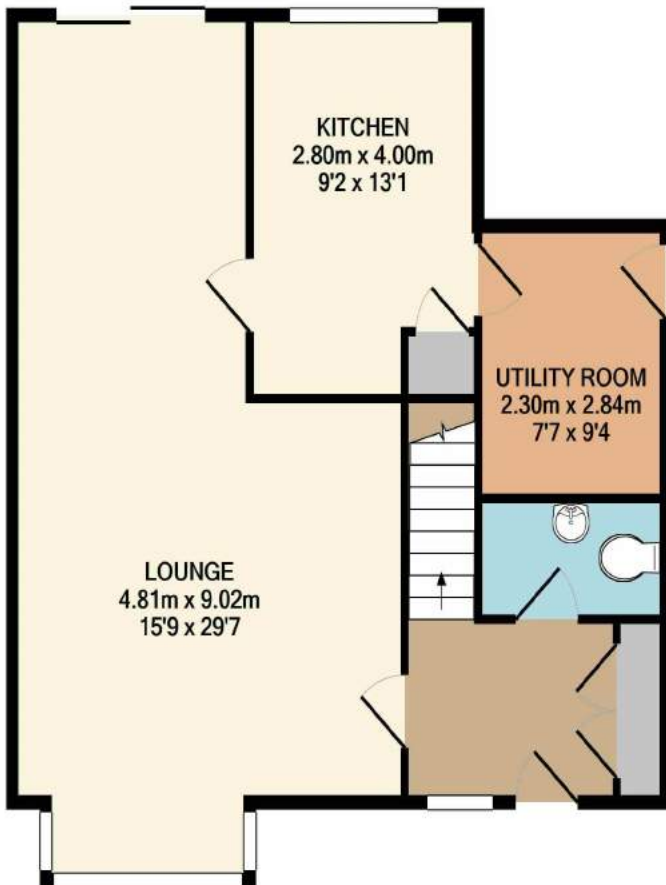
Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

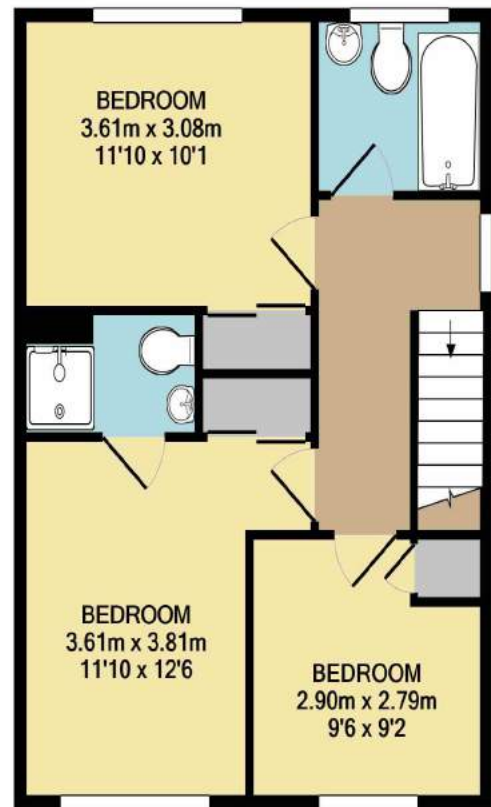
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included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







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2021