



**41 BROOKE STREET,
DUMFRIES, DG1 2JL
PRICE: OFFERS OVER £105,000**

Primrose



Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Entrance vestibule	3'02" x 6'02" (approx)
Living Room	11'05" x 15'04" (approx)
Kitchen	12'06" x 11'01" (approx)
W. C.	3'06" x 4'05" (approx)
Bedroom 1	12'08" x 11'02" (approx)
Bedroom 2	14'06" x 11'02" (approx)
Bathroom	9'05" x 7'00" (approx)
Bedroom 3	14'06" x 13'05" (approx)
W. C.	3'07" x 3'06" (approx)

Home Report—www.onesurvey.com

EPC = E

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



41 Brooke Street is a well-appointed three bedroom terraced house over three floors. Benefits from traditional features, gas central heating and rear garden. The property is just a short walk from all local amenities including the recently refurbished and extended Theatre Royal and shopping centre. Dumfries also has a number of both primary and secondary schools either within walking distance or a short drive from this property. There are also further educational establishments available at the Crichton campus, both at university and college levels.

The accommodation comprises: entrance vestibule, entrance hallway with understairs W.C. with washhand basin, door to rear. Spacious living room with double glazed window to the front, brick fireplace and wooden mantel, sliding doors to kitchen/diner. Fitted kitchen with wall and base units, sink with mixer tap, vegetable preparation area and right hand drainer, plumbed for washing machine. Stairs to first floor with handrail, large cupboard with hanging rail and shelf. Two double bedrooms, one to the rear with built-in airing cupboard and one to the front with built-in double wardrobes. Family sized bathroom, bath, W.C., washhand basin and shower cubicle. Stairs to second floor, W.C. with washhand basin. Good size third bedroom with built-in storage cupboard. Garden to rear with patio, lawn, shed, shrubs and bushes.



SERVICES

Mains gas, water, electricity and drainage.

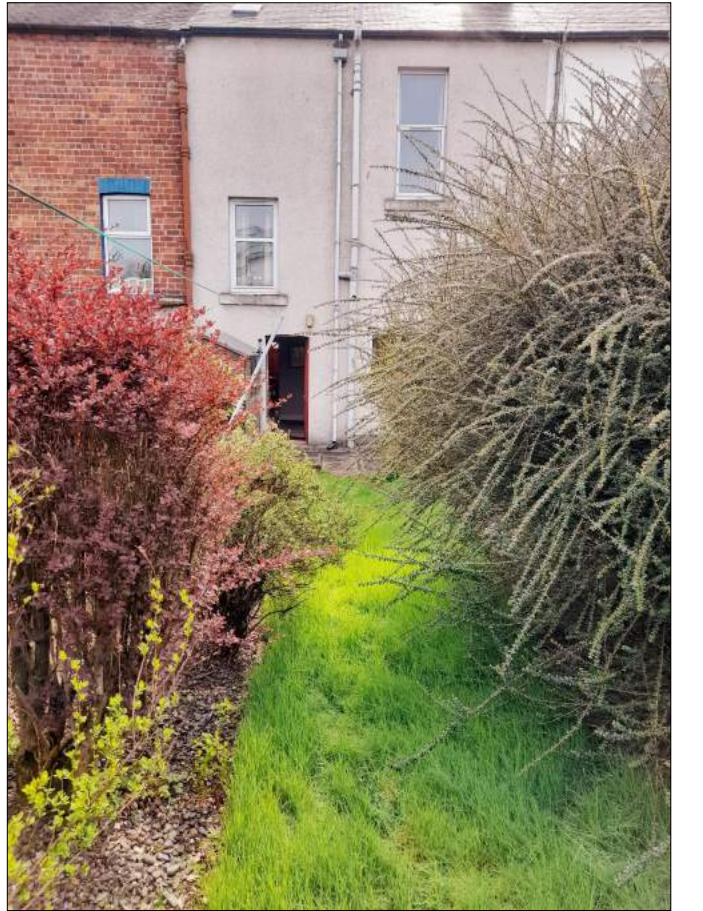
OFFERS

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.





41 Brooke Street, Dumfries

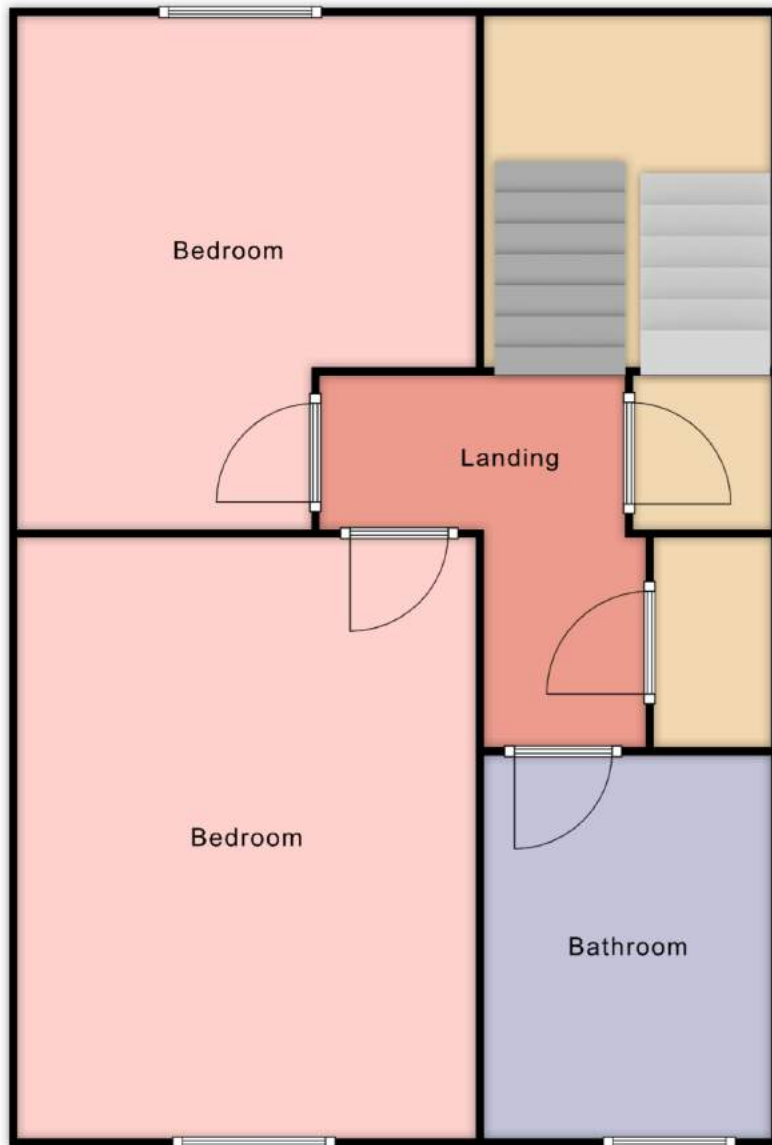
Ground Floor



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

41 Brooke Street, Dumfries

First Floor



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Attic Floor



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