



**KIRKLAND, 7 DALBEATTIE ROAD**  
DUMFRIES, DG2 7PE  
**PRICE: OFFERS OVER £140,000**

Primrose & Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



**Room dimensions:**

Entrance vestibule	6'09" x 6'00" (approx)
Entrance Hall	21'09" x 8'02" (to window approx)
Living Room	14'02" x 15'00" (approx)
Kitchen	11'03" x 10'10" (approx)
Bedroom 1	13'11" x 13'11" (approx)
En-suite	4'10" x 7'09" (approx)
Bedroom 2	11'02" x 11'11" (approx)
Shower Room	6'04" x 4'09" (approx)

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

Ref: HP

**EPC = D**

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.



An attractive, spacious, sandstone converted ground floor two bedroom flat, situated on Dalbeattie Road, Dumfries. It offers spacious living accommodation and benefits from traditional, period features throughout including corncicing and high ceilings. The property also benefits from a low maintenance garden to the front of the property and a good sized rear garden and car port. Viewing is highly recommended.

The property is conveniently positioned to local amenities including a local bowling club, a golf club and Laurieknowe Primary School all being within walking distance. Dumfries itself has a number of good primary and secondary schools and also boasts a University and College campus. There are a number of leisure facilities within Dumfries, including the DGOne leisure complex, a selection of good golf courses, a rowing club, a rugby club, a cricket club and a large choice of scenic walks and bike trails being available in the surrounding countryside. Dalbeattie Road is also conveniently positioned for access onto the A75 Dumfries bypass both east and west, Dumfries and Galloway Royal Infirmary, and the M74 north and south motorway being approximately 30 minutes drive.

The accommodation comprises: entrance vestibule with tiled floor, large entrance hallway with space for table and chairs and built-in airing cupboard. Bright living room with bay window to the front, electric fire with marble hearth and wooden mantel. Rear hallway with built-in cupboard. Kitchen with a range of wall and base units, sink with mixer tap and right hand drainer, built-in electric oven, microwave and four ring hob with extractor fan, built-in washing machine and patio doors to garden. Shower room with W.C., washhand basin, shower cubicle, fully tiled. Master bedroom front facing with fitted drawers and wardrobes, en-suite bathroom, W.C. washhand basin and bath. Bedroom Two is a double bedroom with window to side, washhand basin and fitted wardrobes. The front garden is laid to gravel with some lawn, driveway at side leading to garage (without doors), the rear garden is a mix of paving and lawn with some shrubs.



#### **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.



