



**19 MILL ROAD,
DUMFRIES, DG2 7BE
PRICE: OFFERS OVER £80,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	12'09" x 15'05" (approx)
Kitchen	9'05" x 9'08" (approx)
Master Bedroom	12'02" x 14'07" (approx)
Bedroom 2	9'09" x 11'02" (approx)
Bedroom 3	11'09" x 11'02" (approx)
Shower Room	5'06" x 7'00" (approx)

Home Report—www.onesurvey.com

EPC = D

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. Viewings will be carried out in line with current Covid-19 regulations.



Three bedroom second floor flat with balcony. Fantastic views over the River Nith. Close to Dumfries town centre and the Dock Park, double glazing and partial gas central heating. The town of Dumfries benefits from all of the usual amenities, including secondary schools, a number of primary schools, supermarkets, Theatre, Museum, a range of High Street retail outlets and a variety of small independent shops. Also close to public transport. This would be ideal for a first-time buyer or a buy-to-let purchaser.

The accommodation comprises: Communal hallway with stairs and built-in cupboard, entrance hallway with built-in airing cupboard. Spacious living room with window to the front with views across the River Nith. Kitchen with fitted wall and base units, sink with mixer tap and left hand drainer, cooker and washing machine being left, built-in cupboard housing Worcester boiler, door to balcony with views to rear. Three double bedrooms, two front facing with views across the Nith and one rear facing. Shower room, with W.C., washhand basin with storage and shower cubicle with Triton shower. Balcony to the rear. Ground floor back door to shared drying green.



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.





