



THE BUTT, MANSEGATE, DUNSCORE
DUMFRIES, DG2 0TD
PRICE: OFFERS OVER £155,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Vestibule	4'10" x 6'3" (approx.)
Lounge	15'03" x 11'09" (approx.)
Kitchen	9'02" x 9'06" (approx.)
Bathroom	6'06" x 6' (approx.)
Bedroom 1	10'3" x 12' (approx.)
Bedroom 2	8'11" x 11'02" (approx.)
Utility room	12'03" x 8'08" (approx.)
Hallway 1	22'07" x 3'01" (approx.)
Hallway 2	13'11" x 2'10" (approx.)

Home Report—www.onesurvey.org

EPC = G

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. Viewings will be permitted in line with current Covid—19 Regulations.



Nestled within a small hamlet of houses near the small villages of Throughgate and Dunscore and surrounded by idyllic countryside, this detached dwelling comprises of a 2 bedrooed bungalow with a spacious double garage and workshop area housed on a generously sized plot. The nearby village of Dunscore has a very modern NHS health clinic and primary school. Situated just 8 miles from the large market town of Dumfries and 4 miles from nearby Auldgirth, this property benefits from a rural setting but with easy access to local amenities.

The accommodation comprises: entrance vestibule, hallway, a good sized lounge, fitted kitchen, bathroom with easy access shower, 2 double bedrooms and a well sized utility room with room to house appliances, with door leading outside to the large driveway, gardens and garage with workshop space. The current kitchen has beautiful views over the surrounding countryside and benefits from fitted cupboards. The bedrooms both benefit from fitted wardrobes and drawers. The large driveway is laid in tarmac and has space for several cars. The garage has space to house 2 cars and has an additional workshop space to the rear which has full electrics and plumbing. The garage itself also contains built-in storage areas and worktop space. The garden comprises shrubbery bedding plants and a greenhouse with mature trees and is laid to lawn. The garden is mostly enclosed by a dry stone dyke. The LPG gas tank is also found just off the driveway with easy access when needing filled or maintained.



SERVICES

Mains water, electricity, LPG gas tank and a septic tank.

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 with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

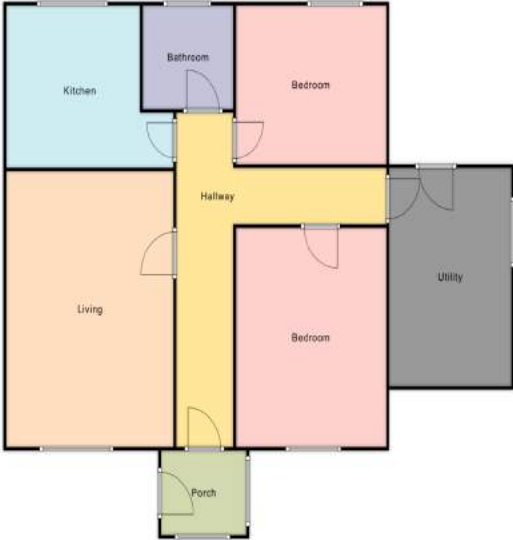
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.





The Butt, Mansegate, Dunscore



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