



64 BARTON ROAD
DUMFRIES, DG1 4HN
PRICE: OFFERS OVER £108,000

Primrose



Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782





Room dimensions:

Living room	11'09" x 16'10" (approx)
Kitchen	6'08" x 10'09" (approx)
Bedroom 1	8'03" x 10'03" (approx)
Bedroom 2	10'02" x 10'05" (approx)
Shower Room	6'08" x 6'01" (approx)

Home Report—www.onesurvey.org

EPC = E

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.



Semi-detached two bedroom bungalow benefits from good sized gardens, off-street parking, double glazing and gas central heating. The property is within walking distance of the local shops in Georgetown with shop, Post Office, library, Primary School, pharmacy and health centre. The property is situated on a main bus route to Dumfries town centre and beyond. The town of Dumfries itself offers a full range of amenities including supermarkets, DG1 Sports and Leisure Complex and traditional shops and also has good rail and bus networks.

The accommodation comprises: Entrance hallway with built-in cupboard. Spacious **living room** with windows overlooking the rear, gas fire, wooden cupboards with TV stand. **Kitchen** with wall and base units, sink with mixer tap, and right hand drainer, window to rear and door, plumbed for washing machine and space for cooker, fridge and freezer. **Shower room** with W.C., washhand basin and shower cubicle, fully tiled. **Two bedrooms**, both front facing, one with built-in cupboard and one with fitted wardrobes. Front garden is laid to gravel with driveway with space to park two cars. Easily maintained good size rear garden, patio area, shed, clothes poles, summerhouse with power.



SERVICES

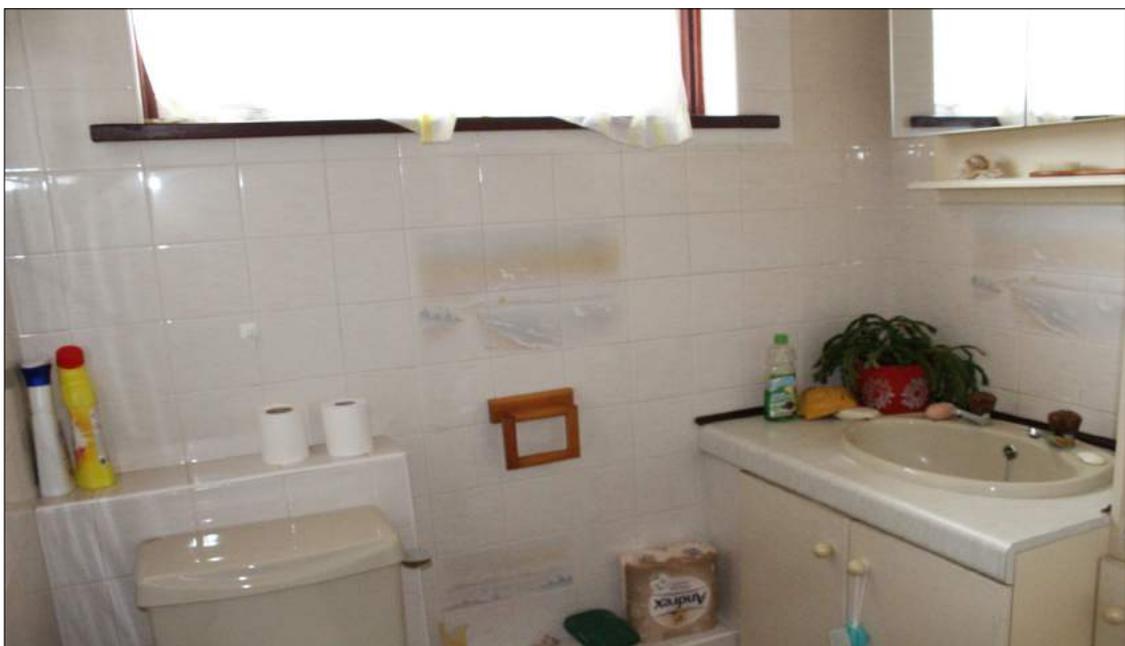
Mains gas, water, electricity and drainage.

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.





64 Barnton Road, Dumfries



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