



**7 LOCHVIEW PLACE,
BURNHEAD, DG2 0RU
PRICE: OFFERS OVER £100,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	10'01" x 14'10" (approx)
Kitchen	9'03" x 10'04" (approx)
Bedroom 1	11'07" x 10'01" (approx)
Bedroom 2	11'09" x 10'02" (approx)
Bathroom	8'01" x 7'05" (approx)

Home Report—www.packdetails.com
REF: HP682226
EPC = D

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



Attractive, spacious detached 2 bedroom Bungalow in the picturesque village of Burnhead a mile south of Auldgirth and 6 miles from Dumfries town centre. The property benefits from double glazing, electric heating and has a large garden. A beautiful retirement spot or holiday home.

The accommodation comprises: Entrance hallway, bright living room with double glazed windows to the front and side with great views over countryside, wood burning stove with tiled hearth and wooden mantel. Fitted kitchen with base units, sink with mixer tap and left hand drainer, window to side and rear and door to garden (all white good included) . Two double bedrooms, one front facing and one rear, both with built-in cupboards. Modern family-sized bathroom with W.C., washhand basin with mixer tap, bath and shower cubicle. Garden to the front laid to lawn and good sized secluded rear garden laid to lawn with shed, greenhouse, clothes poles and various plants and trees including an apple and a pear tree.



Please Note

The attention of prospective purchasers is drawn to the fact that the property is of non-traditional construction (Uni-Seco Construction) which may not be deemed suitable by all mortgage lenders.'

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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