



**1 YOUNG AVENUE,  
LINCLUDEN, DUMFRIES, DG2 0DJ  
PRICE: OFFERS OVER £110,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



Room dimensions:

Entrance hall	7'11" x '04" (approx)
Living room	21'11" x 10'10 (approx)
Kitchen	10'10" x 9'01" (approx)
Conservatory	6'03" x 9'03" (approx)
Family bathroom	10'10" x 5'10" (approx)
Upstairs hall	10'10" x 10'10"(widest) (approx)
Bedroom 1	15'4" x 10'09" (approx)
En-suite	4'07" x 7'05" (approx)
Bedroom 2	10'09" x 10'10" (approx.)
Bedroom 3	9'02" x 10'09" (approx)
Garage	10'02 x 21'11" (approx)

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

**EPC = D**

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



Modern, bright and spacious semi-detached 3 double bed roomed home with well-proportioned living space. This property would be ideal for a growing family or for someone requiring lots of storage and useful space to carry out their hobbies. With off-street parking and a Garage. Only a five minute walk to local Primary School.

The property is within walking distance of local amenities including shops, pharmacist, Tesco 24, Costa, the Cuckoo Bridge Retail Park, primary and secondary schools. There is a regular bus service to and from Dumfries Town Centre and out with. It is also close to the cycle path and historic Lincluden Abbey Collegiate Church. In the surrounding areas there are playing fields which are ideal for children.

Bright, spacious and recently decorated this property catches the light throughout the day. Benefiting from double glazing throughout and an electric fire in a fireplace, fitted kitchen with integrated Hob and Oven. The kitchen houses the Boiler which was fitted in 2015 and has been serviced on an annual basis. The Boiler benefits from a Warranty which lasts until October 2023. From the Kitchen is a glass door leading to the rear conservatory. Situated on the ground floor just off the entrance Hallway is a large Family Bathroom with a separate Bath and fitted Shower. Upstairs hall leading to 3 double bedrooms, with the Master having an en-suite shower room, which was completed in 2018. The property benefits from a single garage and driveway which could house two cars, a separate pathway to the front door and a front, side and rear garden, there is a decking area at the rear of the property which is south facing and benefits from the sun.



#### **SERVICES**

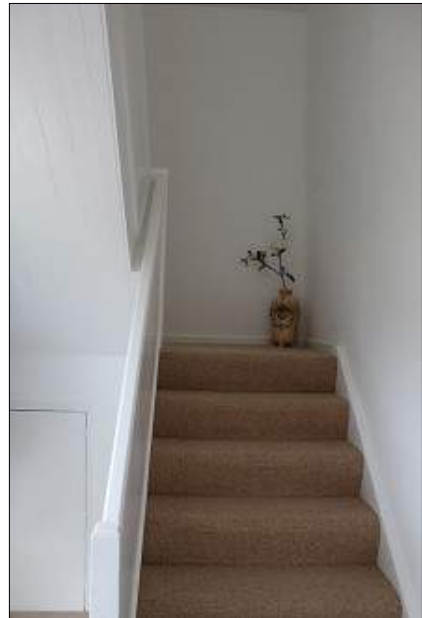
Mains water, gas, electricity and drainage.

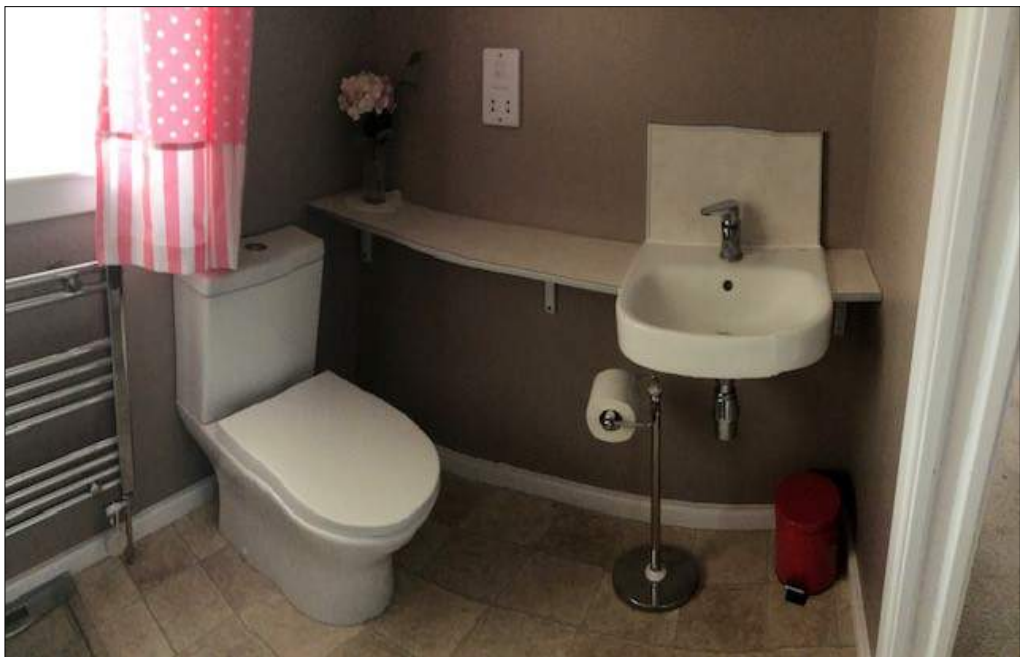
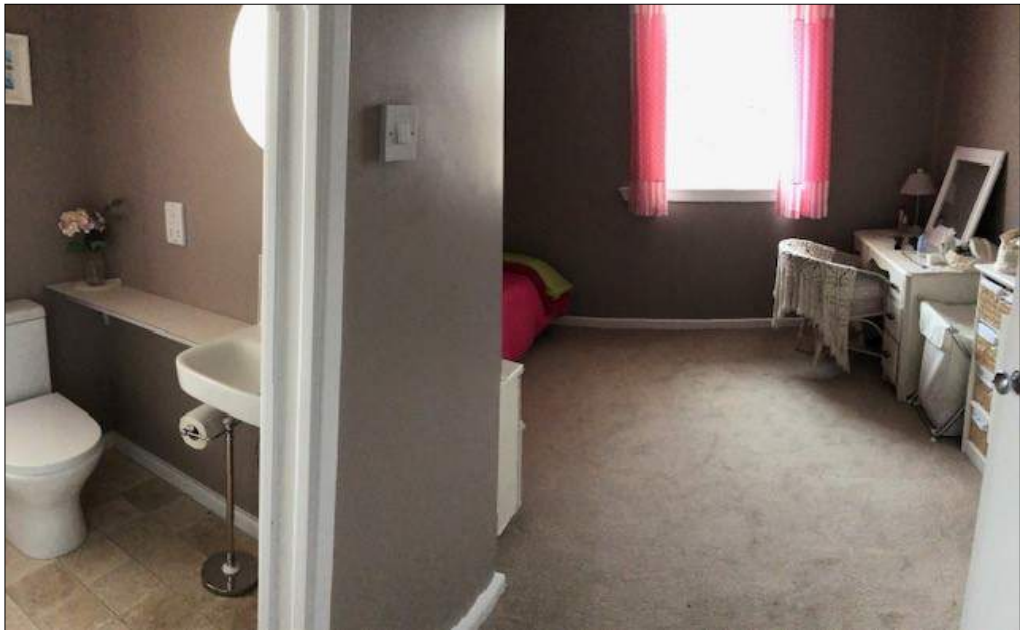
#### **OFFERS**

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.

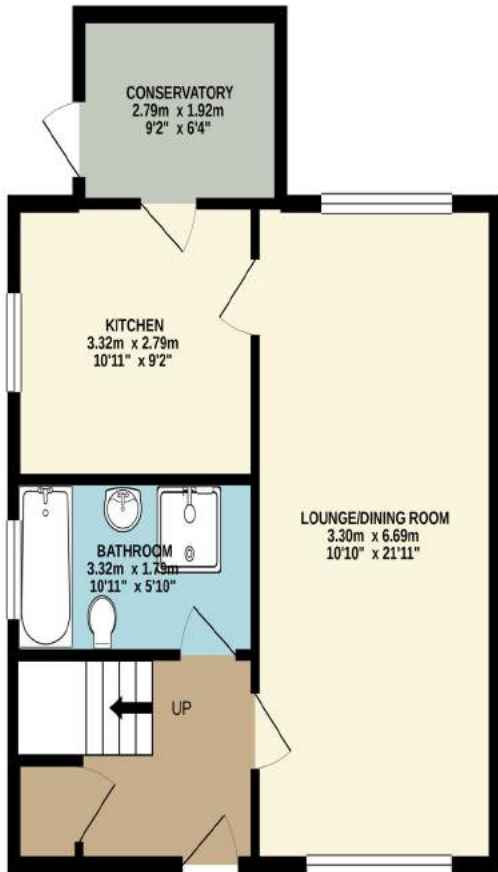




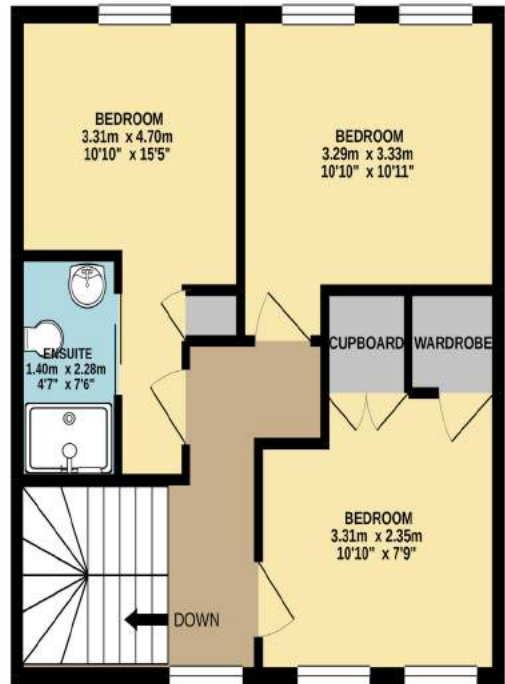




GROUND FLOOR



1ST 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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