



1 MARCHFIELD ROAD
DUMFRIES, DG1 3FX
PRICE: OFFERS OVER £158,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	12'06" x 14'01" (approx)
Kitchen	10'00" x 11'11" (approx)
Utility Room	8'08" x 5'06" (approx)
WC	5'06" x 3'00" (approx)
Bedroom 1	13'07" x 8'11" (approx)
Bedroom 2	9'00" x 12'06" (approx)
Bedroom 3	6'08" x 9'00" (approx)
Bathroom	6'08" x 8'02" (approx)

Home Report—www.onesurvey.com

EPC = C

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



No. 1 Marchfield Road is a modern, three-bedroom end-terraced house in excellent decorative order. The property is situated within the popular residential Marchfield area of Dumfries. Finished to a high standard throughout, the property benefits from full gas central heating and double glazing, as well as a garden and two off-road parking spaces.

The property is conveniently positioned for access to Dumfries town centre and to the A75 bypass, both east and west, with links to the M74 motorway, north and south, within a half hour drive. There are good public transport links available in the surrounding area. The property is a short distance from local amenities and a number of leisure facilities, Bannatyne's gym and the County Golf Course being within walking distance.

The accommodation comprises: Bright entrance hall giving access to the living room and first floor landing via staircase, window to front of property. Attractive living room in superb decorative order, window with outlook to front of property, Karndean flooring. Kitchen with dining area, fitted wall and base units, sink with vegetable preparation area, mixer tap and right hand drainer, integrated oven and four ring gas hob with extractor fan, dishwasher, window overlooking the rear. Utility room with units, sink with right hand drainer, Glow Worm boiler, space for washing machine and tumble dryer. Downstairs W. C. with wash hand basin. Stairs to first floor with hand rail and banister, hatch to partially floored loft. Master bedroom is rear facing with triple door built-in wardrobes with hanging rail and shelves. Second double bedroom overlooking the front and third single bedroom is also front facing. Bathroom with W.C., washhand basin with mixer tap and bath with shower, part tiled. The front of the property has tarmac entrance path and front lawn. Private rear garden which is laid to lawn with a clothes whirly and outside tap and there are two shed to the rear both have power and windows. Bounded by wooden fencing, with lockable gate leading to rear parking area which contains parking spaces for two cars.



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

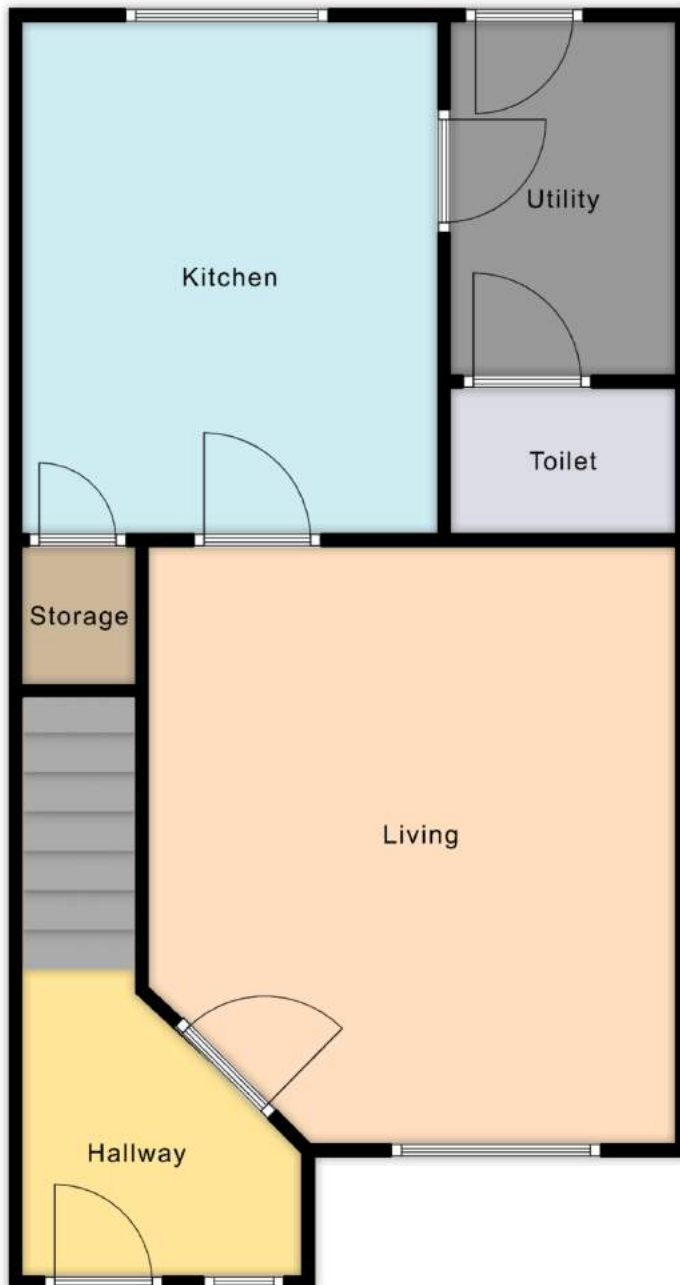






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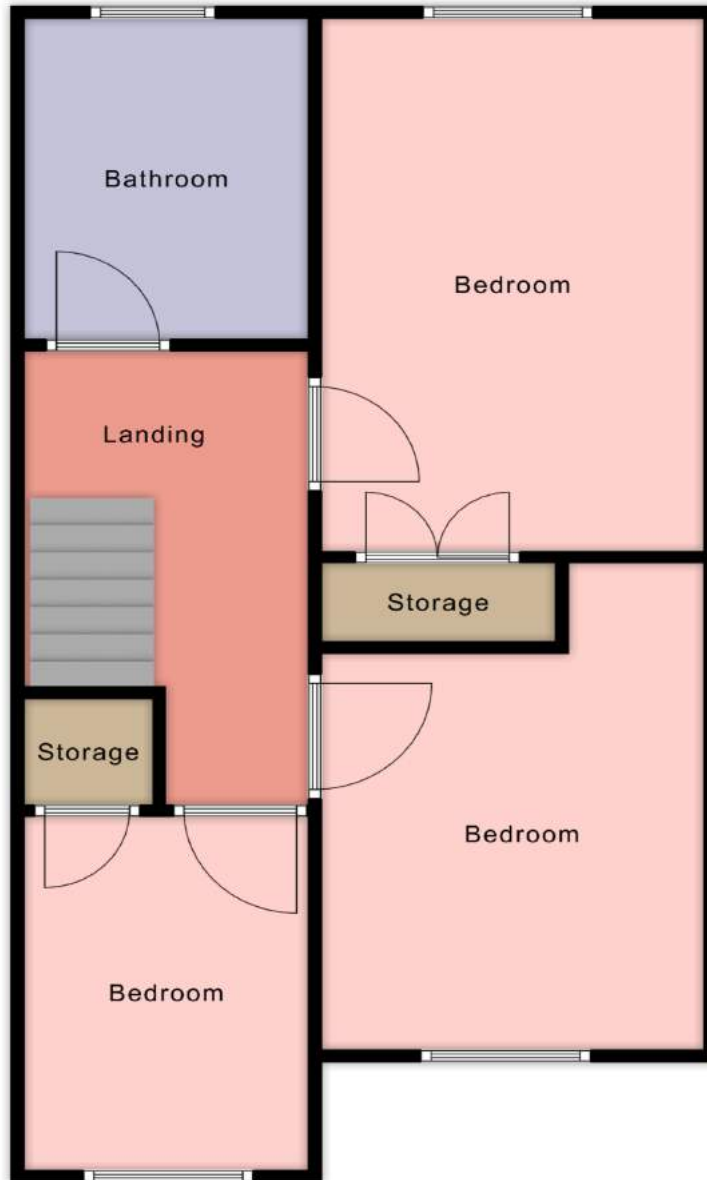
Ground Floor



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

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First Floor



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