



19 ANWOTH AVENUE,
DUMFRIES, DG2 9QJ
PRICE: OFFERS OVER £75,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Entrance hall	4'10" x 4'11" (approx)
Living Room	15'11" x 12'10" (at longest) (approx)
Dining Room	10'05" x 7'07" (approx)
Kitchen	7'11" x 10'06" (approx)
Bedroom 1	12'08" x 12'10" (approx)
Bedroom 2	12'02" x 9'03" (approx)
Bathroom	6'08" x 6'09" (approx)

Home Report—www.onesurvey.com

EPC = E

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.



A spacious, mid-terrace comfortable property situated in the established residential area of Lochside. It benefits from electric central heating, double glazing and front and rear gardens. The property is within a short walking distance of primary and secondary schools on North West Community Campus and local shops. It has good access to Dumfries town centre and good bus links are available.

The accommodation comprises: entrance porch, good sized living room with arch through to adjacent dining room with double glazed windows to the front and rear, traditional stone fireplace with wooden mantel. Fitted kitchen with wall and base units and wood-effect worktops, stainless steel sink with left hand drainer, window overlooking rear garden and back door, part tiled, built-in Hotpoint electric oven and four ring hob with extractor fan, plumbed for washing machine. Open-plan stairs from living room to first floor, (upper landing has built-in airing cupboard). Bathroom with W.C., washhand basin with vanity unit, part tiled and window overlooking the rear. Two spacious double bedrooms one rear facing and one to the front, the one to the front has two built-in cupboards, one with hanging rail and shelf. Front garden which is fenced and laid to lawn. The rear garden is easily maintained, laid to stone chips and lawn, wooden fencing on all sides, useful garden tap and external storage with light. Rotary clothes direr (included).



ENTRY

Early entry can be given.

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.





