



**22 NEWTON ROAD**  
**DUMFRIES, DG2 0EG**  
**PRICE: OFFERS OVER £85,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

- Living Room 9'11" x 20'08" (approx)
- Kitchen 8'03" x 11'03" (approx)
- Bathroom 6'00" x 5'05" (approx)
- Bedroom 1 12'06" x 11'08" (approx)
- Bedroom 2 15'08" x 12'01" (approx) (longest & widest)

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





22 Newton Road is in a central location within the Lochside area of Dumfries. There are a variety of amenities including schools, nursery, recreation grounds and a regular bus service to Dumfries town centre. Two bedroom, terraced house. The property benefits from double glazing and gas central heating throughout. Newton Road is ideal as a starter or small family home and is also suitable as a potential buy to let property. Furniture and white goods can be purchased under separate negotiation.

The accommodation comprises: Entrance hallway, large understairs cupboard. Good sized living room/dining area with two double glazed windows to the front and rear, gas fire with marble hearth. Modern fitted kitchen with wall and base units and marble-effect worktops, stainless steel sink, vegetable preparation and left hand drainer, part tiled, built-in electric oven and four ring hob with extractor fan, plumbed for washing machine and space for tumble dryer, window overlooking rear garden and back door. Stairs to first floor with handrail on one side, landing with loft hatch. Bathroom with W.C., washhand basin and bath with Triton T80 shower. Two large double bedrooms one rear facing and one to the front with built-in double wardrobe with hanging rail and shelf and a large built-in cupboard. Front garden is laid to lawn with shared close to rear. The rear garden is easily maintained, mostly laid to lawn with some stone chips to the rear and shed included in sale.



#### **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.









## 22 Newton Road, Dumfries

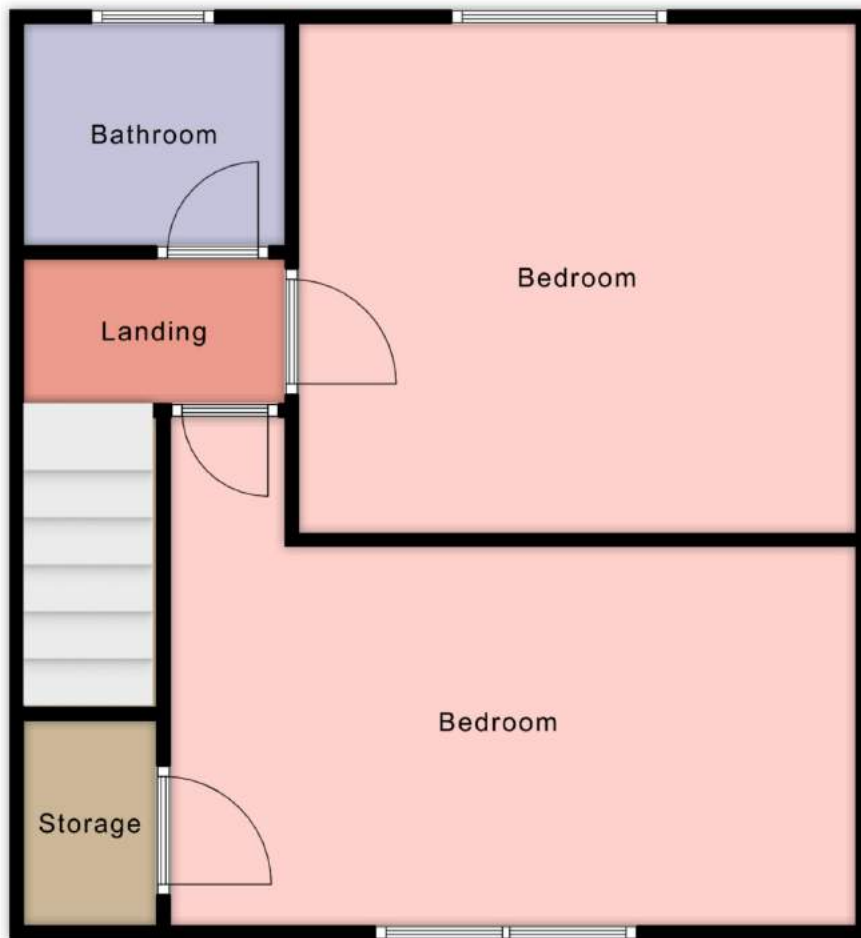
### Ground Floor



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

# 22 Newton Road, Dumfries

## First Floor



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