



**47 LEWARS AVENUE,
DUMFRIES, DG2 0LS
PRICE: OFFERS OVER £65,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Entrance hall	8'07" x 3'06" (approx)
Living room	14'08" x 13'04" (approx)
Kitchen	8'06" x 10'01" (approx)
Bedroom 1	13'03" x 9'10" (approx)
Bedroom 2	9'00" x 11'10" (approx)
Bathroom	4'04" 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.



47 Lewars Avenue is a spacious flat which would be ideal for the first-time purchaser or could be of interest to a buy-to-let investor. The flat is situated on the ground floor with spacious room sizes throughout. The sitting room is particularly generous by modern standards and the property offers a range of possibilities. The property benefits from having a front garden, entirely laid to lawn and has use of a shared drying green/garden to the rear and outside storage shed. Gas central heating and double glazing.

The accommodation comprises: communal hallway with intercom buzzer, entrance hallway with built-in cupboard, bright living room with windows and door to front. Fitted kitchen with wall and base units, sink with right hand drainer, space for washing machine, cooker and fridge/freezer, window overlooking the rear. Further hallway with doors to bedrooms and bathroom. Two double bedrooms one front facing and one facing the rear, front bedroom has a built-in airing cupboard. Bathroom with W.C., washhand basin and bath with Mira Sport shower. Outside there is a garden laid to lawn to the front and shared drying green to rear and external storage.



SERVICES

Mains water, gas, electricity and drainage.

OFFERS

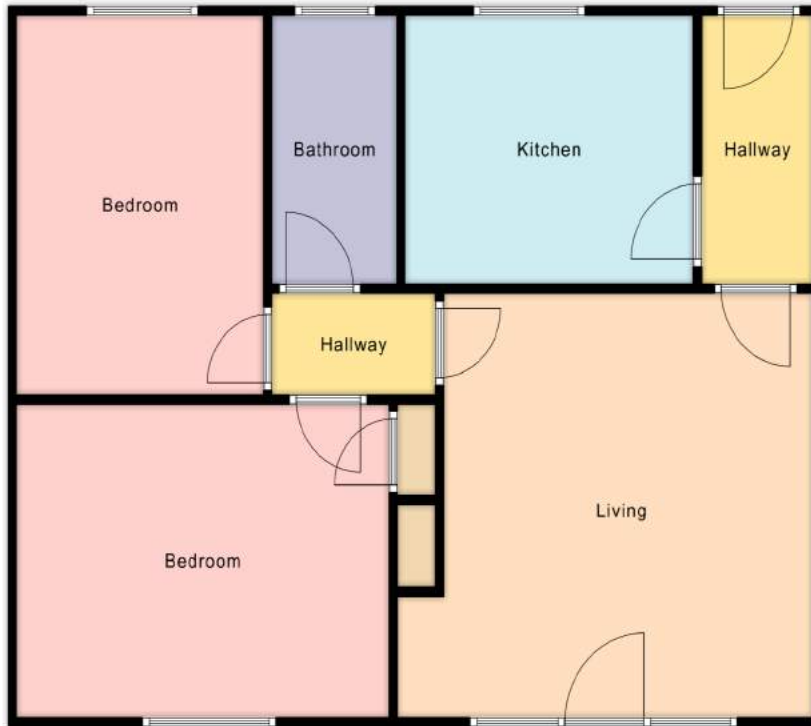
Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

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.



47 Lewars Avenue, Dumfries



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