



80 MILLBURN AVENUE
DUMFRIES, DG1 4BH
PRICE: OFFERS OVER £60,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782

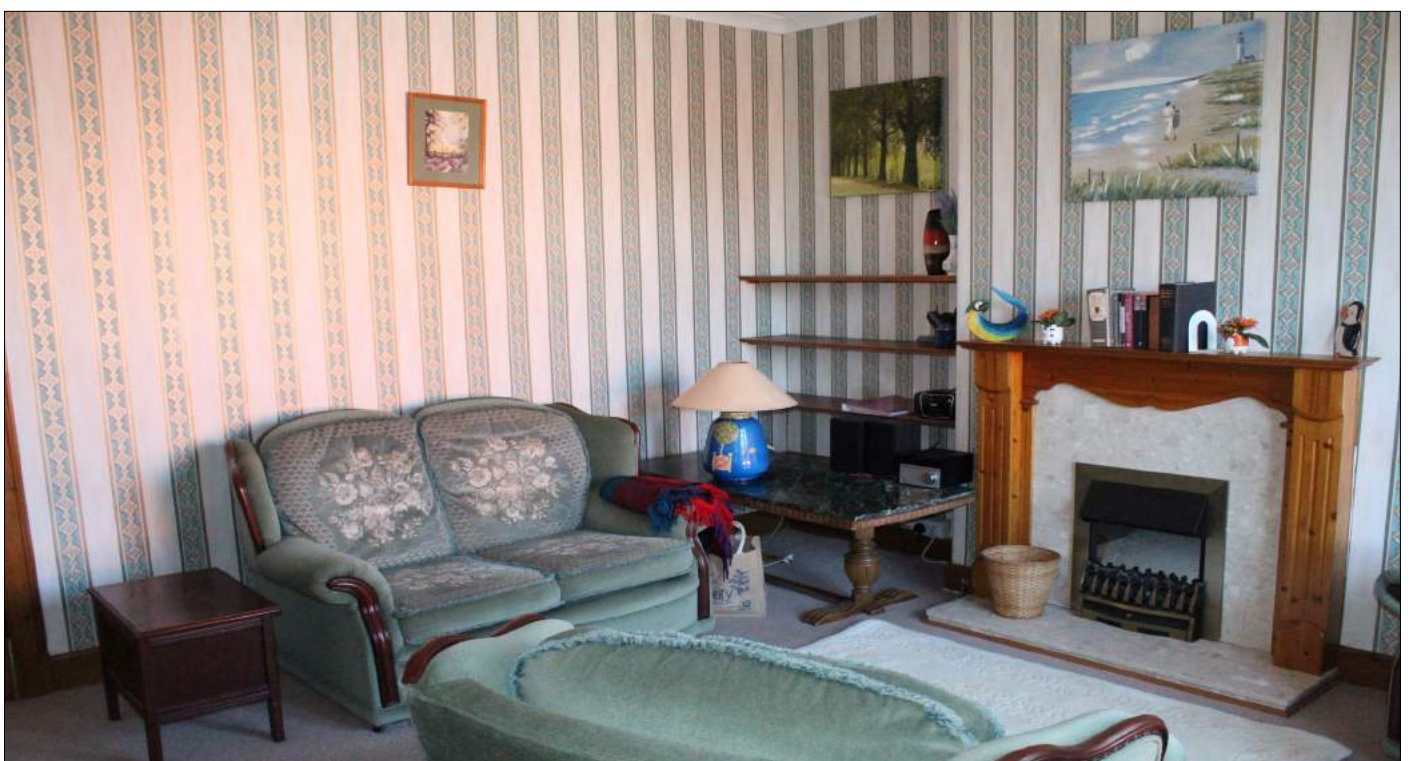


Room dimensions:

Hall 2'10" x 10'05" (approx)
Living Room 13'00" x 12'11" (approx)
Kitchen 9'04" x 8'07" (approx)
Bedroom 1 9'08" x 12'10" (approx)
Shower Room 8'07" x 4'07" (approx)

Home Report—www.packdetails.com
REF: HR701549
EPC = C

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.



Bright and spacious first floor, one bedroom flat situated in a popular residential area of Dumfries. Benefits from gas central heating, double glazing and shared drying green. The property is within a short walking distance of Dumfries town centre with schools and shopping facilities close by. The property is being sold with a sitting tenant. All furniture included in sale.

The accommodation comprises: communal stairs to first floor, entrance hall, loft hatch and doors to living room, kitchen and bedroom. Good sized living room with windows to front, electric fire with wooden mantel and marble hearth, two built-in cupboards, one shelved and the other with hanging rail and shelf. Fitted kitchen with wall and base units, sink with left hand drainer, window to side, extractor fan, part-tiled, the property has an electric cooker, fridge, freezer and washing machine. Good size double bedroom with window to rear, fully furnished. Shower room with W.C., washhand basin and shower cubicle with Mira Sport shower, part tiled, window to rear, built-in cupboard housing Ideal boiler. Outside there is a shared garden laid to lawn to the rear with drying green.



SERVICES

Mains water, electricity, gas 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.

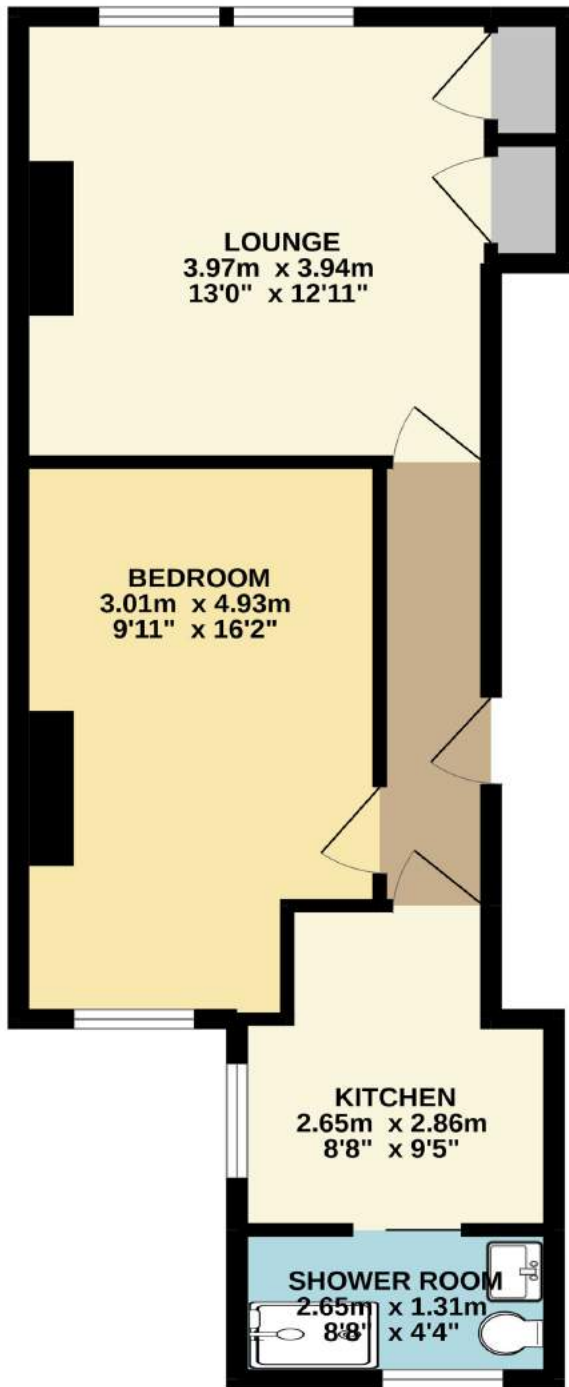
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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





GROUND 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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