



**14 GRANT COURT**  
DUMFRIES, DG1 2RB  
**PRICE: OFFERS OVER £95,000**

Primrose & Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



Room dimensions (all approx.):

Entrance vestibule	4'05" x 3'06" (1.35m X 1.007m)
Living Room	14'11" x 11'10" (4.58m x 3.61m)
Kitchen	7'06" x 13'04" (2.29m x 4.07m)
Bedroom 1	9'00" x 11'08" (2.74m x 3.54m)
Bedroom 2	8'00" x 11'02" (3.43m x 2.45m)
Bathroom	7'04" x 6'00" (2.52m x 1.83m)

Home Report—[www.packdetails.com](http://www.packdetails.com)  
REF: HR706204  
**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.



Bright and spacious ground floor flat, situated in a highly desirable, tranquil residential area set near to the River Nith and Dock Park. Surrounded by communal gardens, with designated parking space, the property is within walking distance of Dumfries town centre and offers very easy access to the University, Kingholm Quay, St Michael's Primary School and St Joseph's Secondary School. The property has a newly fitted kitchen, bathroom, central heating system and new carpets. Double glazing and electric central heating throughout.

The accommodation comprises: private entrance vestibule, cupboard housing electrics and shelf. Bright living room with windows to front, newly fitted carpet and built-in cupboard with shelves. Newly fitted modern kitchen with wall and base units, marble-effect worktops, part tiled, sink with right hand drainer, space for cooker, tumble dryer, fridge and freezer and plumbed for washing machine, built-in cupboard housing boiler. Hallway with doors to bathroom and both bedrooms. Good size double bedroom with window to the front and built-in double wardrobe with mirrored doors. Second bedroom is also a double and overlooks the rear of the property, both bedrooms have newly fitted carpets. Newly fitted modern bathroom with W.C., vanity unit with washhand basin with mixer tap and bath with Mira sport shower, fully tiled. Outside there is a designated parking space to the rear and shared drying area with clothes whirly, the front is laid to lawn.



#### **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.

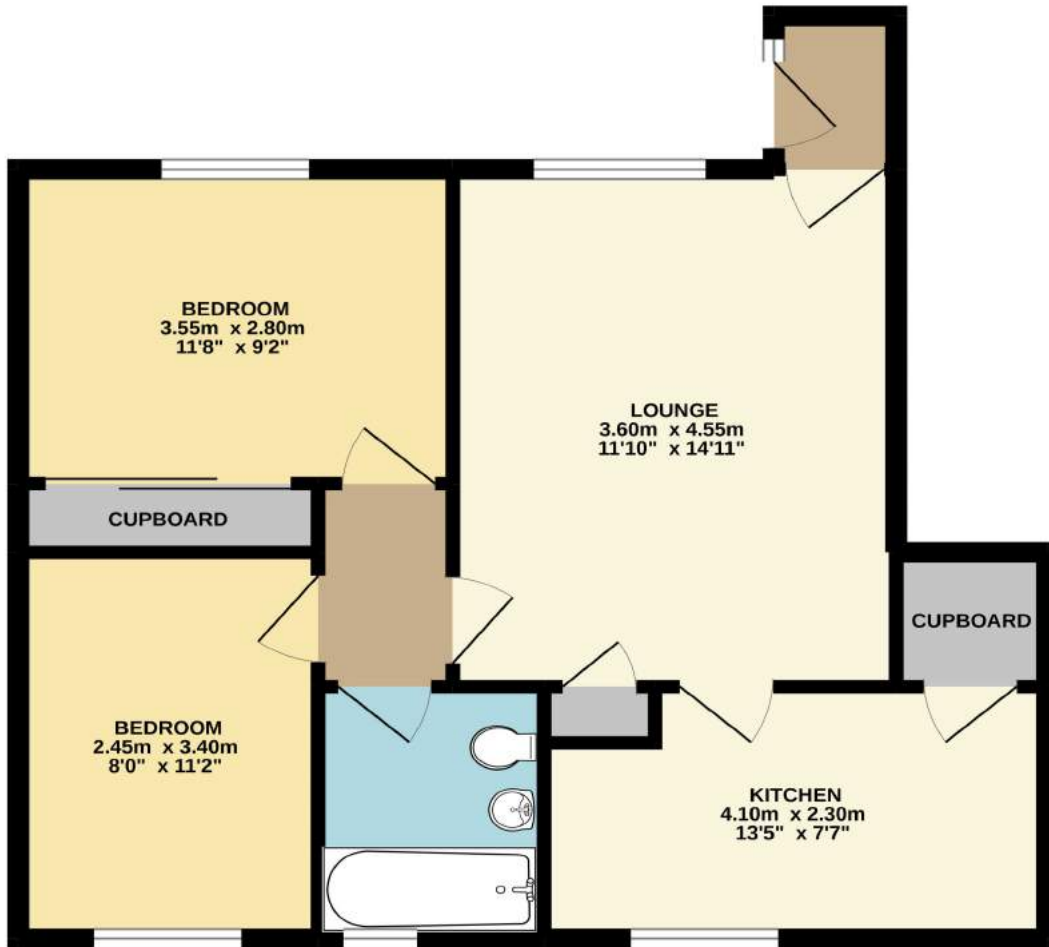
#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

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.





# 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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