



21 SIMPSON GARDENS,
DUMFRIES, DG2 9ED

PRICE: OFFERS OVER £115,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions (all approx.)

Living Room	4.46m x 3.97m (14'07" x 13')
Kitchen	2.58m x 4.97m (16'03" x 8'05")
Bedroom 1	2.98m x 2.86m (9'04" x 9'08")
Bedroom 2	3.40m x 2.74m (8'11" x 11'01")
Bedroom 3	2.4m x 2.15m (7'11" x 6'11")
Bathroom	2.00 x 1.87m (6'07" x 6'01")

Home Report: www.onesurvey.org

EPC - D

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. These will be carried out in compliance with current Covid-19 regulations.



Spacious, modern semi-detached house in move-in ready condition. Ideal for a couple or small family. It is situated in the popular Maxwellton area of Dumfries and within walking distance of the Town Centre. The property benefits from Double glazing, electric heating, off street parking, a front garden and enclosed back garden. The property is situated on Simpson Gardens with easy access to amenities including shops, supermarkets, public transport services and both primary and secondary schools. Viewing is highly recommended. Previously been let so ideal buy-to-let investment.

The accommodation comprises: good sized living room with double glazed window to the front and large storage cupboard. Door from living room to large kitchen with two large windows to rear. Fitted kitchen with wall and base units, oven and electric hob (included) with extractor fan and stainless steel sink with left hand drainer. Space for washing machine, fridge and dishwasher. Kitchen with door to side of the property and enclosed back garden. Stairs with right hand railing on immediate entrance leads to two double bedrooms, small bedroom and bathroom. Bathroom with W.C. washhand basin, bath with shower. The first bedroom is a large room with window to the rear and large fitted four door wardrobes. The second bedroom is a large room with double windows to front. Small room suitable for home office or single bedroom with good sized storage cupboard.

Gravelled driveway at the side of the property leads to enclosed rear garden. Rear garden laid to grass and wooden fencing surrounding. The front is stoned with a area of lawn. Outside front light.



SERVICES

Mains gas, 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.





