



**5 BARNTON PLACE,
DUMFRIES, DG1 4HH
PRICE: OFFERS OVER £155,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions (all approx.):

Living Room 13'08" x 10'05" (4.17m x 3.18m)
Dining Room 11'05" x 8'07" (2.62m x 3.50m)
Kitchen 7'09" x 11'05" (2.41m x 3.48m)
Sun Porch 6'07" x 7'03" (1.96m x 2.19m)
Shower Room 5'11" x 6'03" (1.92m x 1.82m)
Bedroom 1 10'01" x 11'06" (3.08m x 3.52m)
Bedroom 2 13'07" x 9'11" (4.16m x 3.05m)
Bedroom 3 7'08" x 10'05" (2.34m x 3.20m)
Garage 9'02" x 16'10" (2.81m x 5.09m)

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 in line with current Covid-19 regulations.



Attractive and spacious semi-detached three bedroom house. The property offers spacious family living accommodation over two levels and is in good decorative order. Benefits from garden, garage, gas central heating and double glazing. The property is within walking distance of the local shops in Georgetown with shop, Post Office, library, Primary School, pharmacy and health centre. The property is situated on a main bus route to Dumfries town centre and beyond. The town of Dumfries itself offers a full range of amenities including supermarkets, DG1 Sports and Leisure Complex and traditional shops and also has good rail and bus networks.

The accommodation comprises: Entrance hallway, coat hooks, stairs to first floor and door to living room. Bright good-sized living room opening into dining room, window to front, gas fire with marble hearth, stone surround and wooden mantel, understairs cupboard housing electric and gas meters, patio door from dining room to the rear garden. Fitted kitchen with wall and base units and marble-effect worktops, stainless steel sink with mixer tap and left hand drainer, window to side, integrated fridge/freezer, integrated Indesit oven and four ring hob with extractor fan, Beko washing machine (included in the sale), part-tiled. Door to sun porch with windows overlooking the garden, and back door. Stairs to first floor with handrail and bannister, window to side, loft hatch and built-in shelved cupboard. Shower room with W.C., washhand basin and shower cubicle, full Respatex paneling and window to rear. Bedroom one is rear facing with window, built-in airing cupboard housing Worcester boiler. Further two bedrooms are front facing, one single and one double. Front garden is mostly laid to lawn with some plants and shrubs, driveway to garage which has power and lights. The rear garden is easily maintained, laid to lawn, patio areas and outside tap, along with plants and shrubs.



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.







5 Barnton Place, Dumfries

Ground Floor



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

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First Floor



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