



40A LOVERS WALK
DUMFRIES, DG1 1LX
PRICE: OFFERS OVER £105,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Entrance vestibule	5'02" x 6'04" (approx)
Bathroom	7'06" x 6'01" (approx)
Entrance hall	8'05" x 6'00" (approx)
Bedroom 1	12'08" x 11'10" (approx)
En-suite	3'05" x 5'08" (approx)
Kitchen/dining	13'00" x 11'11" (approx)
Front hall	4'01" x 11'04" (approx)
Bedroom 2	7'09" x 12'05" (approx)
Living Room	14'02" x 18'05" (longest) (approx)

Home Report www.packdetails.com
 REF: HP703652
EPC = D

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.



An attractive, spacious, sandstone ground floor two bedroom flat, situated on Lovers Walk, Dumfries. It offers spacious living accommodation and benefits from traditional, period features throughout including cornicing and high ceilings. The property also benefits from a low maintenance garden

The accommodation comprises: Entrance vestibule with window to side, bathroom with W. C, washhand basin and with shower, two windows to the side. Hallway with large built-in cupboard housing Worcester boiler and shelves. Kitchen/dining area with modern fitted kitchen, wall and base units, marble-effect worktops, sink with left hand drainer, 4 ring electric hob and space for fridge/freezer, window to the side. Three stairs leading to front hallway, single bedrooms with window to rear and built-in shelved cupboard. Spacious bright living room with large bay windows to the front, gas fire with marble hearth and mantel, built-in shelves cupboard. Master bedroom with en-suite is to the rear of the property with windows and back door to the garden. En-suite with W. C. wash hand basin and Opal shower, fully tiled. The property has a side garden with shed and its own rear garden which is laid to stones, bordered with shrubs with clothes poles and outside lights.



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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