



**5 BLACKLEY PARK PLACE,
DUMFRIES, DG2 9JN
PRICE: OFFERS OVER £180,000**

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions (all approx.):

Hall	5'08" x 1'08" (1.73m x 3.55m)
Living Room	17'11" x 14'02" (5.46m x 4.32m) (to window)
Dining Room	8'06" x 11'00" (2.59m x 3.37m)
Kitchen	9'02" x 11'01" (2.81m x 3.38m)
Bedroom 1	11'07" x 11'01" (3.53m x 3.78m)
Bedroom 2	8'04" x 12'04" (2.56m x 3.78m)
Bathroom	7'09" x 6'05" (2.38m x 1.97m)
Garage	9'09" x 20'10" (2.82m x 6.42m)

Home Report—www.onesurvey.com

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.



Beautifully presented detached two bedroom bungalow in a much sought after area of Dumfries, benefitting from large gardens, integral garage, off-street parking, double glazing and gas central heating. The property is within 20 minutes walk from the town centre, and is conveniently placed for leisure amenities including Maxwelltown Golf Course and Bowling Club, as well as shopping opportunities at the Tesco Extra 24 hour store and Cuckoo Bridge Retail Park.

The accommodation comprises: Entrance hall with loft hatch and doors to all rooms. Large, bright living room with bay windows to front, gas fire with decorative fireplace and tiled hearth and mantel. Dining room with patio doors to the garden, this room could be used as a third bedroom. Fitted kitchen with wall and base units, stainless steel sink with left hand drainer, built-in electric oven and four ring hob, plumbed for washing machine, window overlooking the garden and door to garage, built-in shelved cupboard. Two double bedrooms, one front facing and one rear, both with built-in double door wardrobes. Family-sized bathroom with shower cubicle with Mira Sport shower, W.C., washhand basin, part-tiled. Driveway to integral garage with window and door to rear, housing Baxi 600 boiler (installed 1 year ago) power and lights. Large wrap-around garden, laid mostly to lawn but bordered by stones, various shrubs and plants, patio area and clothes poles.



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 property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.







5 Blackley Park Place, Dumfries



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