



**20 BROOM PARK**

**DALBEATTIE, DG5 4RA**

**PRICE: OFFERS OVER £235,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Home Report: Can be accessed on the Primrose and Gordon website: [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk)

|               |   |
|---------------|---|
| Living Room   | 16'03" x 11'09" (approx)                  |
| Kitchen/Diner | 16'05" x 11'05" (approx.)                 |
| Bedroom 1     | 13'2" x 11'10" (longest & widest approx.) |
| En-suite      | 6'09" x 5'06" (approx)                    |
| Bedroom 2     | 11'04" x 11'02" (approx)                  |
| Utility       | 11'04" x 5'03" (approx)                   |
| Bathroom      | 11'04" x 6'10" (approx.)                  |
| Garage        | 21'07" x 11'09" (approx)                  |

EPC= C

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.



This superb 2 bedroom property is in a very desirable much sought-after residential area of Dalbeattie within walking distance of the Town Centre. Marvelous outlooks to rear (forest and open countryside). Double glazing, gas central heating and off street parking and attached garage. The property is situated on Broom Park with easy access to amenities including shops, restaurants, public transport services and schools. Viewing is highly recommended.

**The accommodation comprises:** entrance vestibule, entrance hallway with large storage cupboard, living room with a large window to front, electric fire with marble hearth and oak surround. Double doors from the living room lead to the kitchen/dining room, a range of wall and base units, integrated fridge, ceramic sink and right hand drainer with mixer taps, HotPoint oven and 4 ring gas hob with overhead extractor fan. Kitchen with double glazed door to the rear with views of the rear garden. Hallway leading to two double bedrooms. the master with built-in wardrobes and an en-suite, W.C. wash hand basin, and shower. The second bedroom is a large room with window to the rear. Modern bathroom with W. C., wash hand basin and bath with overhead shower. Utility room, with door to the rear providing easy access to rear garden and with sink, plumbed for washing machine, space for freezer and with a range of base units. The front garden is gravelled with a small section containing some shrubs and bordered by edging. Access to rear also from side. Good sized rear garden with various plants, and shrubs, patio area, outside lights, outside taps, drying green and access to garage. Garage can be accessed from the rear or using the electric door opening and contains a work-station and a range of base units.



#### **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.







