



REDUCED IN PRICE

12 LITTLE BRAE, LOCHARBRIGGS, DUMFRIES, DG1 1UR

PRICE: FIXED PRICE £95,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.48m x 5.51m	(approx)
Kitchen	2.10m x 2.49m	(approx)
Dining Room	3.49m x 3.40m	(approx.)
Shower Room	2.49m x 1.48m	(approx)
Bedroom 1	3.49m x 3.59m	(approx)
Bedroom 2	2.50m x 4.05m	(approx)
Bedroom3	3.50m x 1.96m	(approx)

EPC— Band D

Council Tax Band— B

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

Home Report can be accessed through our website www.primroseandgordon.co.uk or by emailing us: property@primroseandgordon.co.uk



This spacious, mid-terraced three bedroom property is situated in Locharbriggs on the outskirts of Dumfries, close to the A701, It is also in close proximity to the A75 for commuting to Annan, Gretna and south of the border. The property is within walking distance to Locharbriggs Primary School, local hairdressers, convenience store, Post Office as well as a regular bus route into Dumfries Town Centre which has a range of shops, supermarkets, eateries as well as onward connections via Bus and Train. The property itself is in need of some upgrading however it does benefit from double glazing throughout, gas central heating, various large storage cupboards and a good size rear garden.

The accommodation comprises: Entrance hallway, good sized living room with large double glazed windows at the front and back, gas fire with marble fireplace and wooden surround; large dining room (with potential to be changed to the kitchen) with large window and access to the rear of the property the back garden. There is a walk-in cupboard and understairs storage; small kitchen with both floor and wall cupboard and space plumbing for washing machine, side door and small window; spacious rear garden which is paved as well as a small grass patch at the back. Upper floor consists of: Master bedroom with two large walk-in cupboards and large window to the front of the property; smaller double bedroom with window to the front of the property; single bedroom with window to the rear of the property and walk-in cupboard; shower room with electric shower, sink & WC.



SERVICES

Mains water, gas, 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



1ST 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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