



4 MOUNTAINHALL PLACE, DUMFRIES, DG1 4YU

PRICE: OFFERS OVER £250,000

Primrose

&

Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

| | | |
|---------------|---------------|----------|
| Entrance Hall | 5.49m x 1.22m | (approx) |
| Living Room | 3.54m x 4.45m | (approx) |
| Dining Room | 2.68m x 3.06m | (approx) |
| Kitchen | 2.67m x 3.04m | (approx) |
| Utility Room | 2.63m x 1.94m | (approx) |
| Bathroom | 2.24m x 2.82m | (approx) |
| Bedroom 1 | 3.35m x 4.05m | (approx) |
| Bedroom 2 | 2.66m x 3.64m | (approx) |
| Bedroom 3 | 2.62m x 2.58m | (approx) |
| En-suite | 1.01m x 2.11m | (approx) |
| Conservatory | 2.96m x 2.69m | (approx) |

EPC— C

Council Tax Band— E

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

Home Report can be accessed via our website www.primroseandgordon.co.uk to by emailing us at property@primroseandgordon.co.uk



Three bedroom detached bungalow positioned on a raised plot in a quiet cul-de-sac towards the outskirts of Dumfries but still within walking distance to the town centre, Mountainhall Treatment Centre, Dumfries & Galloway College & University Campus and also the Crichton Grounds. The property itself is within close proximity to schools, golf course, supermarkets, restaurants, public transport and leisure facilities. Benefiting from double glazing and central heating throughout, large garage, conservatory and good size rear garden. The property itself is in need of some upgrading but will be appealing to a range of potential buyers and viewings are highly recommended.

The accommodation comprises: Entrance hall with storage cupboard; living room with window to the front of the property and gas fire; dining room with French sliding doors leading to the conservatory; conservatory is of a good size with electric storage heater; kitchen is fairly modern with floor and wall cupboards, integrated gas hob, plumbing for dishwasher; utility room to the side of the kitchen with floor cupboards, plumbing and space for white goods; Master bedroom to the rear of the property with en-suite shower room; bedroom two is a large double bedroom to the front of the property with storage cupboard; bedroom three is single box size room to the front of the property. Garden to the rear of the property is grassed with a slabbed area to the side.



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.





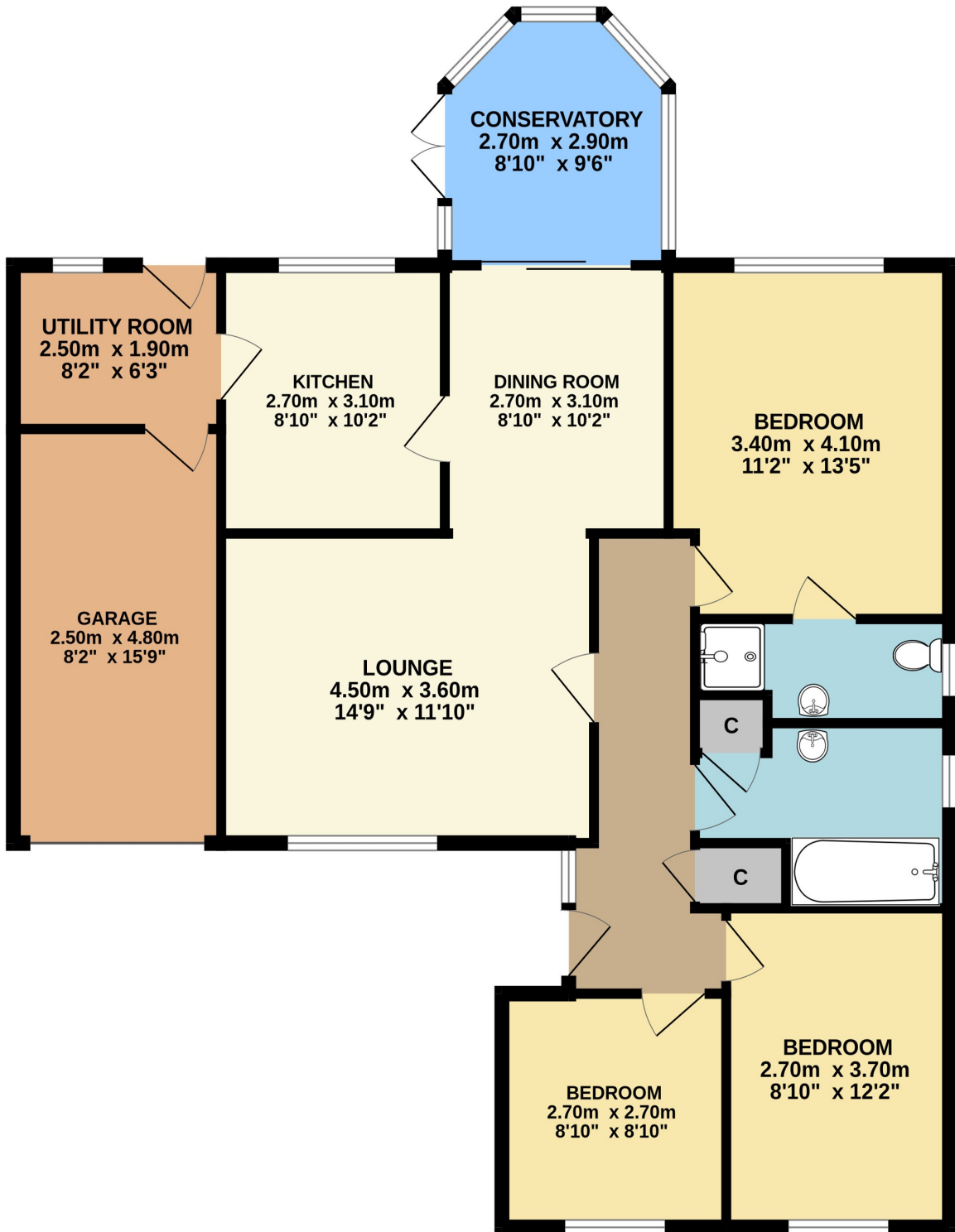








GROUND FLOOR



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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