



**MALLIVAIG, 1 MARCHHILL DRIVE, DUMFRIES, DG1 1PP**

**PRICE: OFFERS OVER £320,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	4.74m x 4.64m	(approx)
Kitchen	2.75m x 4.50m	(approx)
Garden Room	3.70m x 3.72m	(approx)
Dining Room	4.23m x 4.98m	(approx)
Bathroom	1.80m x 3.12m	(approx)
En-Suite	1.86m x 2.09m	(approx)
Master Bedroom	4.49m x 5.16m	(approx)
Bedroom 2	4.54m x 3.31m	(approx)
Bedroom 3	3.31m x 3.17m	(approx)
Bedroom 4	4.92m x 3.22m	(approx)

**EPC— D**

**Council Tax Band— F**

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](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This modern, four bedroom detached bungalow with attic conversion is located close to Dumfries Town Centre which offers a wide range of schools, cafes, supermarkets and leisure facilities as well as regular bus and train connections all over the region and further afield. This property is well presented and viewings are highly recommended.

The accommodation comprises: Large garage; Double glazing; Gas central heating throughout; Kitchen; Lounge; Dining room; Three double bedrooms and one single bedroom; Family bathroom and one ensuite; ample storage space and mature garden.

The ground floor accommodation comprises of large entrance hall with storage cupboard. The large bright, living room features the original (1951) tiled fire surround with a modern gas fire. While the generously appointed dining room comprises a modern wood and marble surround gas fire, both public rooms have bay windows and views to the front of the property. The kitchen with breakfast bar, offers generous storage, plumbing for washing machine and space for white goods. The kitchen leads directly to the Garden Room, with feature log burner and patio doors which lead directly to the back garden. Two double bedrooms and a family bathroom complete the accommodation on the ground floor. Both bedrooms overlook the garden to the rear of the property. The family bathroom comprises of a W.C, hand basin and electric shower over bath. The stairs lead to a spacious master bedroom with en-suite shower room and a single, quirky, L-shaped bedroom with combed ceiling. Both bedrooms on the upper floor have fitted bedroom storage. The property is surrounded by a manageable, mature garden.



#### **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.

















