



MOUNT VIEW, 52 EASTFIELD ROAD, DUMFRIES, DG1 2EQ

PRICE: OFFERS IN THE REGION OF £270,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.22m x 3.96m	(approx)
Lounge	3.38m x 4.24m	(approx)
Dining Room	3.95m x 4.24m	(approx)
Kitchen	4.13m x 2.45m	(approx)
Bathroom	2.14m x 2.39m	(approx)
Bedroom 1	5.14m x 3.84m	(approx)
Bedroom 2	3.44m x 6.24m	(approx)
Bedroom 3	3.36m x 3.91m	(approx)
Bedroom 4	2.60m x 3.69m	(approx)
En-suite	1.92m x 2.49m	(approx)

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

EPC— D

Council Tax Band— E

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



This well presented, spacious four bedroom detached property is located in the Cresswell area of Dumfries. The property is conveniently situated within walking distance to both Georgetown and Dumfries town centre which offers a range of local amenities including Doctor's Surgery, chemist, Library, convenience stores, both primary and secondary schools, supermarkets, leisure facilities as well as rail and bus connections. The property benefits from double glazing, gas central heating, garage and off-street parking, viewings are highly recommended.

The accommodation comprises: large front entrance hall; living room with views to the front of the property and built-in shelving; lounge with a feature wall-mounted electric fire; large dining room with built-in shelving unit and under stairs cupboard; good size kitchen with breakfast bar, 5 ring gas hob with double oven; family bathroom with corner bath, wash handbasin, W.C.; Master bedroom with views to the front of the property, walk-in wardrobe and en-suite shower room with electric shower, wash hand basin and W.C.; bedroom 2 is a large double room overlooking the front of the property; bedroom 3 is a double room located on the ground floor with views to the back of the property; bedroom 4 is a small double room with coombed ceiling and skylight window. The garden at the rear of the property has a small decking area with a grassed drying green and access to the rear of the garage.



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.















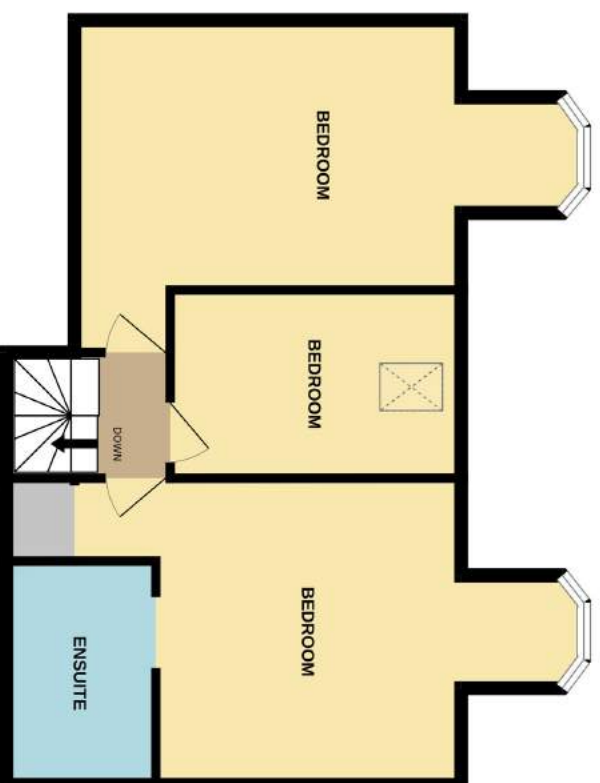




GROUND FLOOR



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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