



PARKTHORNE, 90 EDINBURGH ROAD, DUMFRIES, DG1 1JU

PRICE: OFFER OVER £325,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Snug	3.68m x 4.04m	(approx)
Kitchen	4.04m x 3.25m	(approx)
Utility Room	2.15m x 2.80m	(approx)
Porch	2.22m x 2.10m	(approx)
Dining Room	5.35m x 4.90m	(approx)
Shower Room	2.75m x 1.00m	(approx)
Lounge	5.35m x 4.90m	(approx)
Bedroom 1	4.04m x 3.82m	(approx)
Bedroom 2	4.04m x 3.68m	(approx)
Bedroom 3	4.05m x 3.58m	(approx)
Bedroom 4	3.38m x 4.35m	(approx)
Bathroom	3.00m x 2.30m	(approx)

EPC— D

Council Tax Band—F

Viewings are strictly by appointment only 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



This traditional sandstone semi-detached four bedroom property is located on the Edinburgh Road with views over Dumfries Golf Course. Within walking distance of Dumfries town centre which has a range of local amenities such as supermarkets, eateries, convenience stores, leisure facilities and travel connections via bus and rail. Benefitting from double glazing and gas central heating throughout, generous sized rooms, spacious garden to the front and rear, off-street parking and lovely views.

The accommodation comprises ground floor entrance porch; snug with French doors to the rear, electric fire and display alcove; dining room with lovely bright bay window, and gas fire; kitchen with integrated gas oven, grill and 4 ring hob, floor and wall cupboards, plumbing and space for white goods; utility room with floor and wall cupboards, space and plumbing for white goods and combi-boiler; shower room with W.C. washhand basin, electric corner shower. Located on the second floor is the lounge with bright bay window to the front of the property, gas fire and ornate ceiling cornices; bedrooms 1 and 2 which are both rear facing and include built-in wardrobes; bathroom which has W.C., washhand basin and bath with feature mirrored alcove. On the third floor is bedroom 3 which is a double room with built-in wardrobes and eaves storage; bedroom 4 is a single bedroom with coombed ceiling and skylight window; the garden to the rear is laid to lawn with paved areas.



SERVICES

Mains water, electricity and drainage.

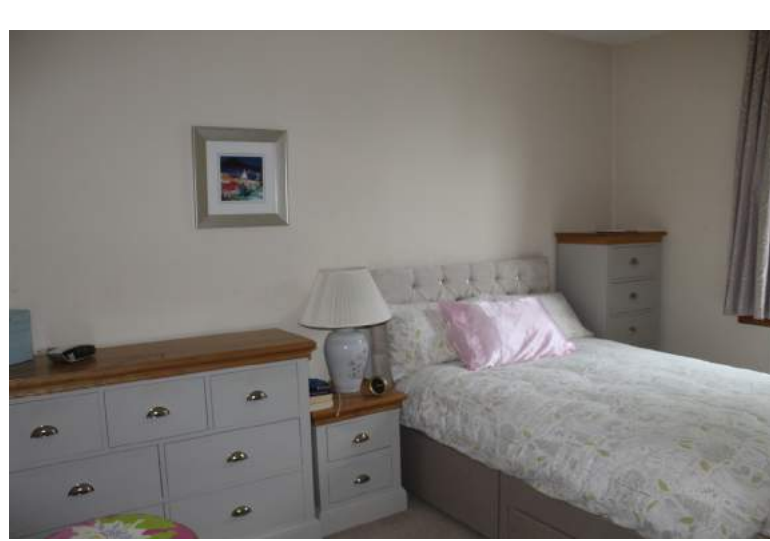
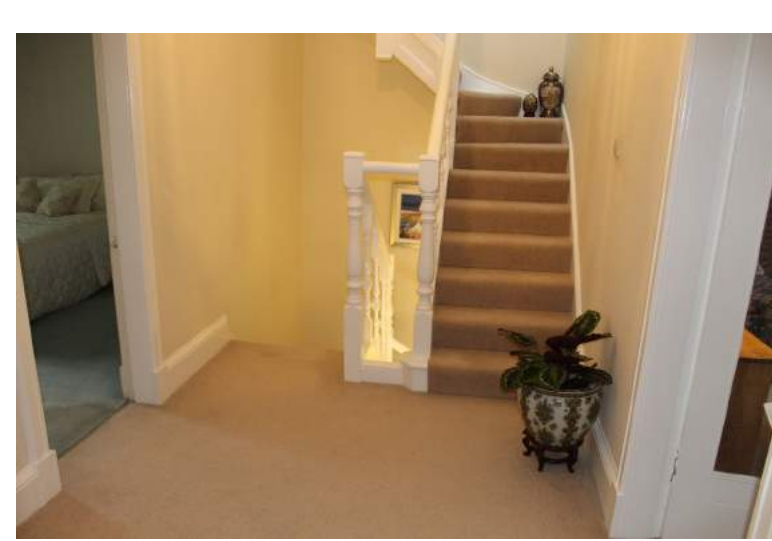
OFFERS

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.



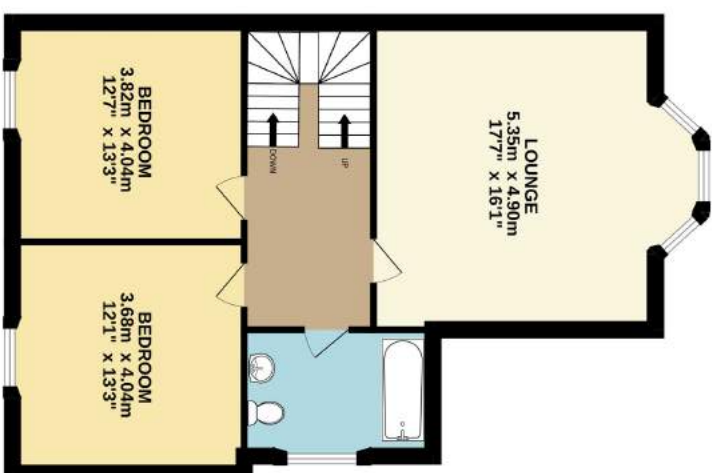




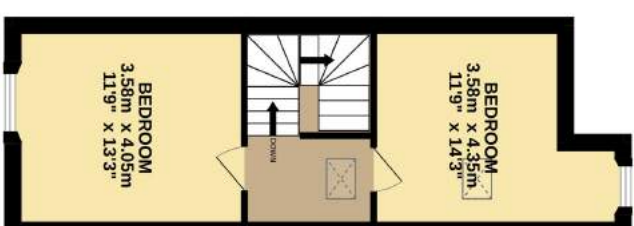
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or inaccuracy. The plan is intended as a guide only and does not constitute an offer of any prospective purchase. 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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