

Primrose



Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



53 TERREGLES STREET, DUMFRIES, DG2 9AZ

PRICE: OFFER OVER £130,000



Room dimensions:

Living Room	5.68m x 3.69m	(approx)
Kitchen	5.68m x 3.07m	(approx)
W.C	0.91m x 1.60m	(approx)
Bedroom 1	3.78m x 3.91m	(approx)
Bedroom 2	3.26m x 3.55m	(approx)
En-suite	1.66m x 3.75m	(approx)

EPC— E

Council Tax Band— C

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



This spacious mid-terraced two bedroom property is located in the Laurieknowe area of Dumfries. The property is within walking distance to Dumfries Town Centre which offers a range of amenities including supermarkets, Post Office, eateries, leisure facilities, hair and beauty salons, both primary and secondary schools, Palmerston Arena, Dumfries Ice Bowl as well as travel connections via both bus and rail. Benefiting from gas central heating and double glazing throughout, low maintenance garden to the rear, brilliant views over Palmerston Arena.

The accommodation comprises: front entrance with access to the cellar; living room with electric feature fire, views to both the front and rear of the property; spacious kitchen with both floor and wall cupboards, space and plumbing for white goods and walk-in storage cupboard; W.C. is located on the mezzanine landing; bedroom 1 has views to the front of the property over Palmerston Arena and en-suite bathroom with W.C., washhand basin and separate shower cubicle; Bedroom 2 has views to both the front and rear of the property, walk-in cupboards and washhand basin; the attic has also been converted into a sitting area this has a coombed ceiling and skylight window. The garden at the rear of the property is low maintenance.



SERVICES

Mains water, electricity, gas 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.



