



**41 COLLEGE ROAD, LINCLUDEN, DUMFRIES, DG2 0QL**

**PRICE: OFFERS OVER £190,000**

**Primrose**

**&**

**Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room dimensions:**

Living Room	3.16m x 5.99m (approx)	Bedroom 1	2.66m x 4.14m (approx)
Lounge	3.16m x 5.99m (approx)	Bedroom 2	2.61m x 4.49m (approx)
Kitchen	2.96m x 3.06m (approx)	Bedroom 3	2.66m x 4.14m (approx)
Utility	2.96m x 3.09m (approx)	Bedroom 4	2.61m x 4.49m (approx)
Dining Room	4.56m x 2.13m (approx)	W.C.	1.70m x 0.88m (approx)
Shower Room	1.74m x 1.44m (approx)	Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.	
Bathroom	1.74m x 1.44m (approx)		

**EPC— E**

**Council Tax Band— D**

Home Report can be accessed via 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)



Unique opportunity to acquire an extremely spacious 4 Bedroom Property on the edge of Lincluden. The property which has open aspects to the front and (comprises 2 (combined) former semi-detached properties). There is a modern sunroom extension to the rear and there is also a Garage and various outhouses. Benefitting from double glazing and partial gas central heating, large storage cupboards and good sized gardens. Must be seen to be appreciated, viewings are highly recommended.

The accommodation comprises: spacious living room with gas fire and views to both the front and rear of the property; lounge with gas fire and views to both the front and rear of the property; modern kitchen with integrated gas hob and electric oven, floor and wall cupboards, space and plumbing for white goods; utility room with integrated electric hob and oven, floor and wall cupboards; large dining room to the rear of the property; downstairs W.C. and washhand basin; Bedrooms 1 and 3 are both identical double bedrooms with views to the rear of the property with two walk-in storage cupboards; bedrooms 2 and 4 are both identical double bedrooms with views to the front of the property which also have two walk-in storage cupboards. The garden to the rear of the property is laid to lawn with a large patio area.



#### **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.





