

Primrose



Gordon

**SOLICITORS AND ESTATE AGENTS**



**38 ROWANBANK AVENUE, DUMFRIES, DG1 4NB**

**PRICE: OFFERS OVER £120,000**





Room dimensions:

Living Room	3.63m x 4.73m	(approx)
Kitchen	3.71m x 4.75m	(approx)
Porch	1.04m x 1.43m	(approx)
Bedroom 1	3.65m x 2.69m	(approx)
Bedroom 2	3.64m x 2.46m	(approx)
Bathroom	1.46m x 2.61m	(approx)

**EPC— C**

**Council Tax Band— B**

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



This spacious two bedroom terrace property is located within the Georgetown area of Dumfries. In close proximity to many local amenities such as supermarkets, library, Post Office, doctor's surgery and chemist, primary and secondary schools, convenience stores, eateries and Dumfries Baptist Church. Benefitting from double glazing and gas central heating throughout, newly roughcasted, UPVC fascias and guttering as well as newly installed combi boiler in August 2024 which comes with a 5 year guarantee, off-street private parking and enclosed garden to the rear.

The accommodation comprises: front entrance porch; large living room with views to the front of the property; kitchen with both wall and floor cupboards, gas hob, grill and oven; large storage cupboard on the top landing which houses the boiler and has good storage; two generous sized double bedrooms; family bathroom with shower over bath, W.C. and washhand basin. The garden to the rear is laid with stones and paved path and is enclosed, with locked gate to the parking space, the garden shed is insulated and is also included in the sale.



#### **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.







