



**ST. ANNS, 9 NELSON STREET, DUMFRIES, DG2 9AY**

**PRICE: OFFERS OVER £230,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room dimensions:**

Living Room	6.19m x 3.54m (approx)
Kitchen	5.71m x 2.34m (approx)
Dining Room	3.39m x 4.30m (approx)
W.C	2.07m x 1.34m (approx)
Bathroom	1.92m x 2.31m (approx)
Bedroom 1	3.36m x 4.92m (approx)
Bedroom 2	3.91m x 3.22m (approx)
Bedroom 3	3.02m x 3.06m (approx)
Bedroom 4	3.41m x 3.53m (approx)
Ensuite	2.46m x 2.12m (approx)

**EPC— E**

**Council Tax Band— F**

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 traditional detached four-bedroom townhouse is set over four floors in the Laurieknowe area of Dumfries. The property is within walking distance of Dumfries town centre which offers a range of amenities including supermarkets, a Post Office, eateries, leisure facilities, hair and beauty salons, both primary and secondary schools, Palmerston Arena, and Dumfries Ice Bowl as well as travel connections via both bus and rail—benefitting from double glazing and gas central heating throughout, ample storage, enclosed gardens, and double garage to the rear. Viewings are highly recommended. The accommodation comprises: front entrance hall; spacious and bright living room to the rear of the property with an electric fire; dining room to the front of the property; kitchen with floor and wall cupboards space and plumbing for white goods; family bathroom with W.C., wash hand basin and shower over bath; bedroom 1 is a double room to the front of the property with built-in wardrobes and ensuite with W.C., wash hand basin and shower cubicle; bedroom 2 is a double room to the front of the property with built-in wardrobes; bedroom 3 is a double bedroom located on the ground floor to the front of the property; bedroom 4 is a single room to the rear of the property. The garden to the front of the property is paved with mature shrubs; the garden to the rear is laid to lawn, with paved areas and mature shrubs.



#### **SERVICES**

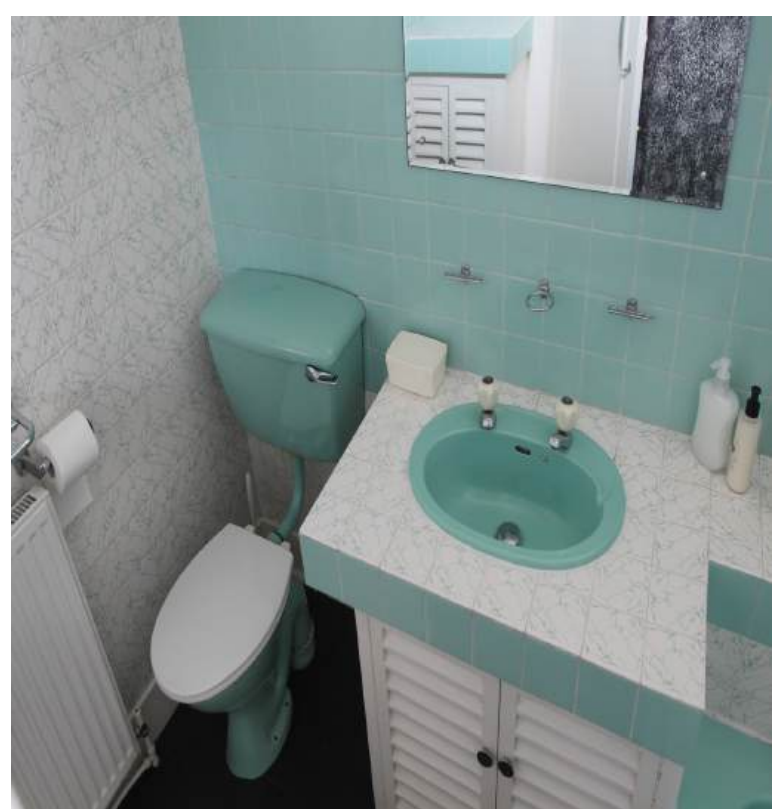
Mains water, electricity and drainage.

#### **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:-**

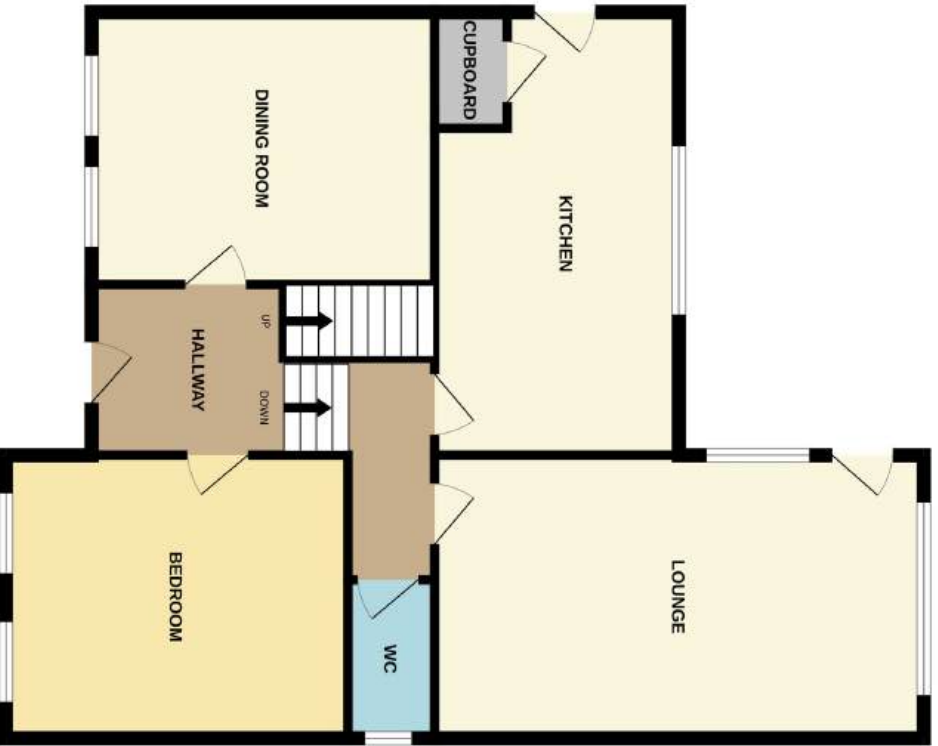
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included 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.



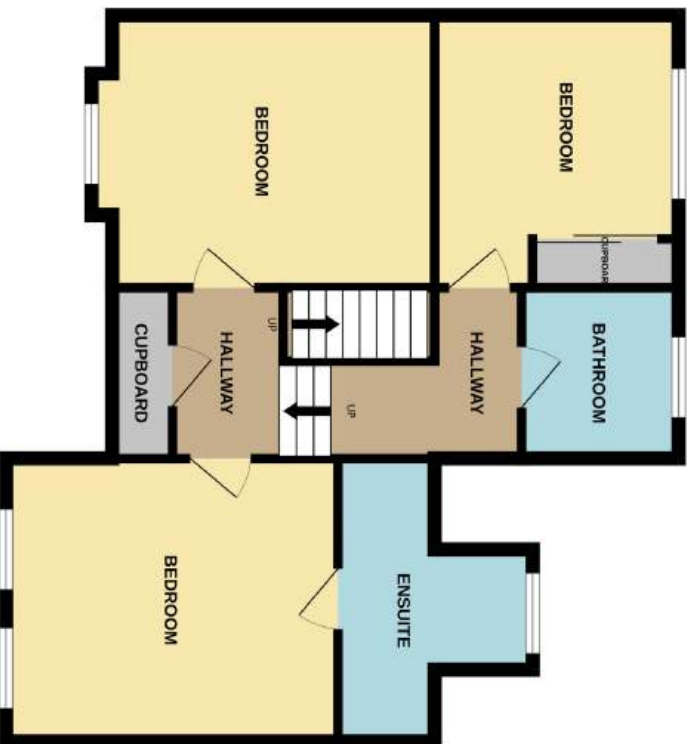




GROUND FLOOR



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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