



6 INGLESTON PLACE, NEW ABBEY, DUMFRIES, DG2 8DE

PRICE: OFFERS OVER £175,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.64m x 4.76m (approx)
Sitting Room	3.75m x 3.52m (approx)
Kitchen	2.56m x 5.12m (approx)
Shower Room	1.97m x 1.93m (approx)
Bedroom 1	3.39m x 3.39m (approx)
Bedroom 2	3.39m x 3.39m (approx)
Bedroom 3	2.67m x 3.76m (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 or by emailing us at property@primroseandgordon.co.uk



Spacious three bedroom bungalow situated on the outskirts of Dumfries in the rural village of New Abbey. The village has a wealth of history including the ruined Cistercian Abbey known as Sweetheart Abbey founded by Lady Dervorguilla in 1273 in memory of her husband, John Balliol. New Abbey itself has a lot to offer including Primary School, doctor's surgery, coffee shop, village shop, village hall, bowling green, Maryfield Park football pitch and is also situated on a regular bus route into Dumfries town centre. Benefiting from double glazing throughout and LPG central heating throughout, viewings are highly recommended.

The accommodation comprises: entrance hallway; spacious living room to the front of the property with wooden mantel and space for a display fire; good size kitchen with wall and floor cupboards, space for dining table, space and plumbing for washing machine and under-counter fridge and freezer; sitting room to the rear of the property with patio doors leading to the rear garden; bathroom with W.C, washhand basin and shower over bath; ground floor double bedroom to the front of the property; the upper landing is spacious with a large window overlooking the rear garden; W.C. with washhand basin; bedroom 1 is a double room with coombed ceiling; bedroom 2 is a double room with coombed ceiling and storage cupboard that houses the boiler. The garden to the rear of the property is laid to lawn with a paved seating area, the garden to the front of the property is laid to lawn and includes an allocated parking space.



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.





