



**7 MOAT DRIVE, LOCHFOOT, DUMFRIES, DG2 8NW**

**PRICE: OFFERS AROUND £165,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**





Room dimensions:

Living Room	3.48m x 4.96m	(approx)
Kitchen	3.66m x 3.56m	(approx)
Shower Room	1.79m x 1.84m	(approx)
Bedroom 1	3.43m x 3.74m	(approx)
Bedroom 2	3.92m x 2.64m	(approx)
Bedroom 3	3.50m x 2.84m	(approx)

**EPC— D**

**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)





Spacious three bedroom bungalow situated in the rural village of Lochfoot just a 6 mile drive from Dumfries town centre. The property is well suited for families as the village has a thriving community that offers a range of activities throughout the year. Within the village you will find Lochrutton Primary school, Village Hall, Lochrutton Loch which offers fishing throughout the year and various walks around the village. There is also a regular bus service that operates hourly between Lochfoot and Dumfries town centre and only a 5 minute drive from Dumfries and Galloway Royal Infirmary. Benefitting from double glazing and gas central heating throughout, off-street parking, car port and large garden to the rear.

The accommodation comprises: front entrance hallway; spacious living room with coal fire and large window overlooking the front garden; kitchen with space for dining table, wall and floor cupboards, space and plumbing for washing machine, cooker, fridge and freezer; shower room with W.C., washhand basin and corner shower; bedroom 1 is a double room to the front of the property with two double door fitted wardrobes; bedroom 2 is a double room to the rear of the property with double door fitted wardrobe; bedroom 3 is a single/small double to the rear of the property with double door fitted wardrobe. The gardens at the property are easy to maintain with mature shrubs all around, vegetable patch to the rear, and paved seating area. Sheds and greenhouse have electricity installed and are also included in the sale.



#### **SERVICES**

Mains water, gas, 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.













