



82 QUEEN STREET, DUMFRIES, DG1 2JP

PRICE: OFFERS OVER £165,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 4.12m x 4.03m (approx)
 Kitchen 3.43m x 3.74m (approx)
 Utility Room 1.91m x 2.56m (approx)
 Bathroom 1.91m x 2.52m (approx)
 Bedroom 1 3.55m x 3.75m (approx)
 Bedroom 2 3.31m x 4.23m (approx)

Bedroom 3 2.09m x 4.16m (approx)
 Bedroom 4 4.14m x 2.77m (approx)
 Ensuite 2.15m x 1.63m (approx)

Viewings are strictly by appointment
 only by telephoning the selling agents
 on 01387 267316.

Council Tax Band— C

EPC— C

Home Report can be accessed via our website www.primroseandgordon.co.uk or by emailing us at property@primroseandgordon.co.uk



This spacious well-maintained four bedroom townhouse is situated within the centre of Dumfries. Set over four floors the property offers a range of different living arrangements. Just a 2 minute walk into Dumfries town centre which offers a range of various local amenities such as supermarkets, convenience stores, Post Office, leisure facilities, eateries, Doctors' surgeries, Dentists and travel connections via both bus and train. Benefitting from double glazing and gas central heating throughout, excellent storage throughout the property and paved easy to maintain garden to the rear. Viewings are highly recommended.

The accommodation comprises:

Lower Ground— spacious cellar with workbench and storage shelves.

Ground Floor— spacious entrance hallway; good sized living room with electric fire and views to the front of the property; modern kitchen with both floor and wall cupboards, integrated gas hob and electric oven; utility room with floor and wall cupboards, space and plumbing for both washing machine and tumble dryer.

First Floor— bedroom 2 is a double room with decorative fireplace and views to the front of the property; bedroom 3 is a double room with decorative fireplace and views to the rear of the property; bedroom 4 is a single room with views to the front of the property; bathroom with W.C., washhand basin, corner shower and separate bath.

Second Floor— spacious bedroom with coombed ceiling, ensuite shower room with W.C., washhand basin and corner electric shower; storage cupboard.

The garden to the rear of the property is paved and easy to maintain.



SERVICES

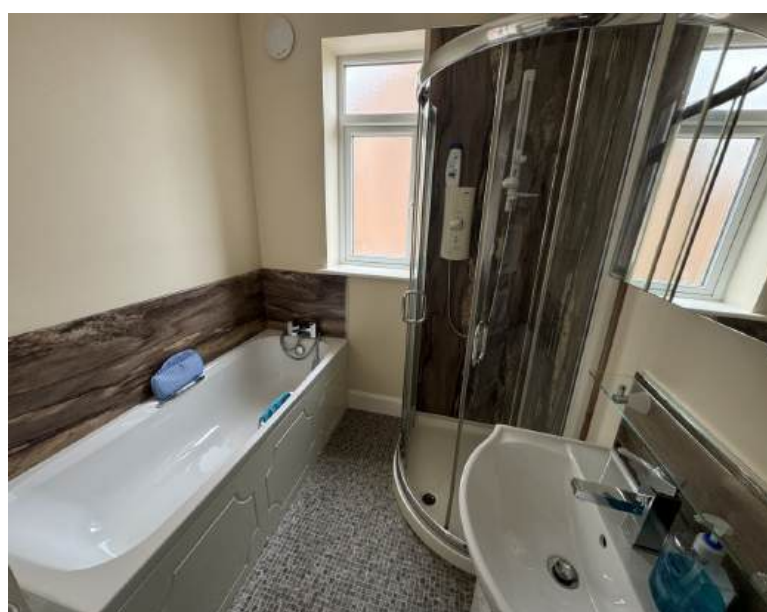
Mains water, gas, electricity and drainage.

OFFERS

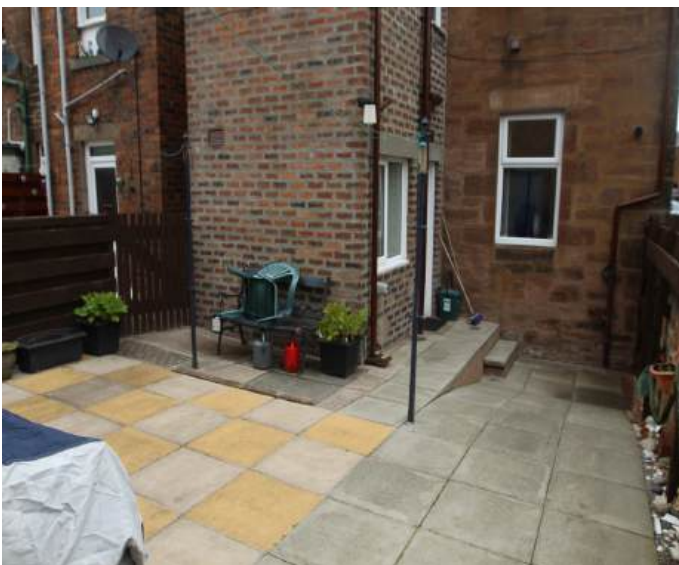
Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

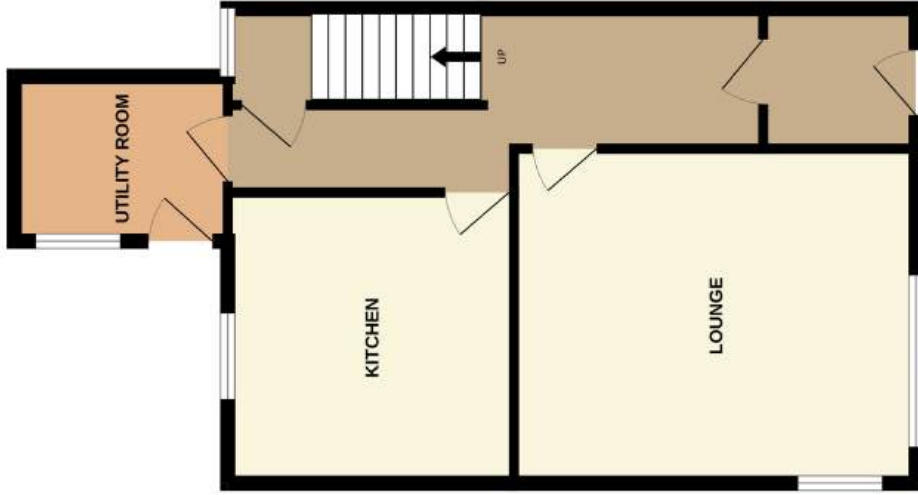
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included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



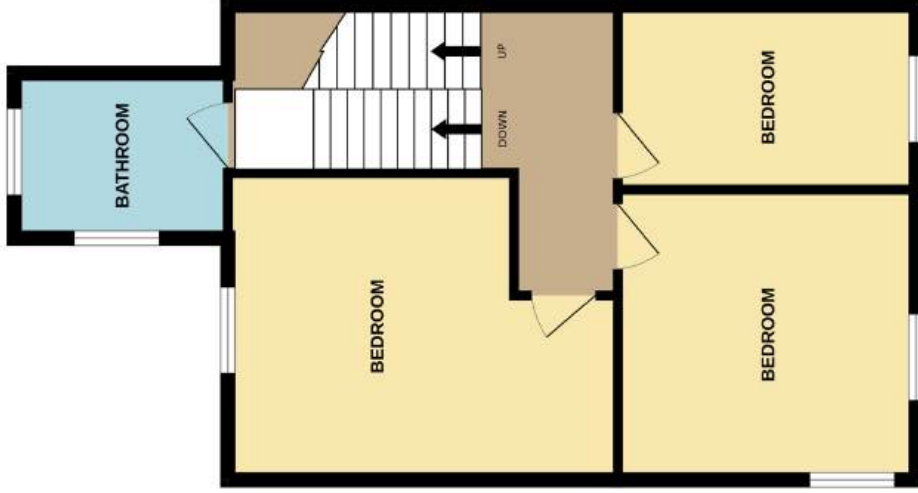




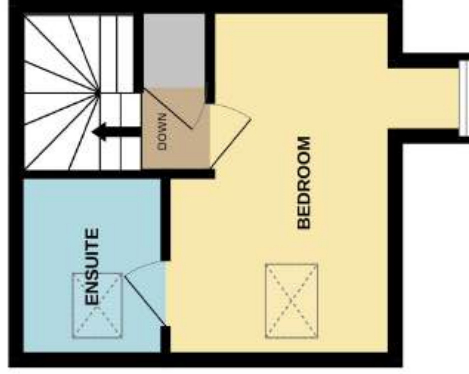
NEW FLOOR



FIRST FLOOR



ATTIC 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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