



136 BROOMS ROAD, DUMFRIES, DG1 2DZ

PRICE: OFFERS OVER £70,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.60m x 3.67m (approx)
Kitchen	1.97m x 3.69m (approx)
Shower Room	2.11m x 1.45m (approx)
Bedroom 1	3.09m x 4.17m (approx)
Bedroom 2	3.30m x 3.41m (approx)

EPC— D

Council Tax Band— A

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



This spacious ground floor two bedroom flat is situated in the centre of Dumfries. Just a 2 minute walk into Dumfries town centre which offers a range of local amenities such as supermarkets, convenience stores, Post Office, leisure facilities, eateries, Doctors' surgeries, Dentists, Primary and Secondary Schools and travel connections via both bus and train. Benefitting from double glazing throughout, off-street parking and good sized garden to the front and side. Viewings are highly recommended.

The accommodation comprises: front entrance hallway; good sized living room with electric fire and views to the rear of the property; kitchen with floor and wall cupboards, electric cooker, space and plumbing for washing machine; both bedrooms are double rooms with views to the front of the property; shower room with W.C., washhand basin and walk-in shower. The gardens at the front and side of the property are laid to lawn with 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.



