



FLAT 1C, VERDON PLACE, DUMFRIES, DG1 2EE

PRICE: OFFERS IN THE REGION OF £55,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.11m x 4.82m	(approx)
Kitchen	1.92m x 3.34m	(approx)
Bathroom	1.96m x 3.10m	(approx)
Bedroom	2.28m x 4.46m	(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 ground floor one bedroom flat is situated in a block of four just a 2 minute walk from Dumfries town centre. Dumfries has 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. The property itself is in need of some upgrading, however it does benefit from double glazing and gas central heating throughout. This property would be ideal for first time buyers or a property investor. Viewings are highly recommended.

The accommodation comprises: entrance hallway; living room to the rear of the property with gas fire; kitchen with both floor and wall cupboards, space and plumbing for washing machine, space for electric cooker; bathroom with W.C., washhand basin and shower over bath; double bedroom to the front of the property.



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.



GROUND FLOOR

