



37 CARTHA ROAD, DUMFRIES, DG1 4JB

PRICE: OFFERS OVER £145,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 3.94m x 6.67m (approx)

Kitchen 6.17m x 3.92m (approx)

Shower Room 1.87m x 1.69m (approx)

Bedroom 1 3.26m x 2.42m (approx)

Bedroom 2 2.67m x 3.94m (approx)

EPC— C

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



This delightful two bedroom semi-detached house is situated in the Georgetown area of Dumfries. In close proximity to many local amenities such as supermarkets, library, Post Office, doctor's surgery and chemist, primary and secondary schools, convenience stores, eateries and Dumfries Baptist Church. Benefitting from double glazing and gas central heating throughout, off-street parking and easy to maintain gardens. This property would be well suited for first-time buyers and viewings are highly recommended.

The accommodation comprises: entrance vestibule; spacious living room with electric fire and views to the front of the property; kitchen/diner with floor and wall cupboards, space and plumbing for washing machine and dishwasher, breakfast bar and spacious dining area; bedroom 1 is a double room with a double walk-in wardrobe and views to the front of the property; bedroom 2 is a double room with a single walk-in wardrobe and views to the front of the property; shower room with W.C., washhand basin, corner shower and storage cupboard. The gardens at the property are mostly paved with mature shrubs.



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.



