



12 NUTBERRY PLACE, RYEDALE, DUMFRIES, DG2 7HZ

PRICE: OFFERS OVER £300,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 5.86m x 3.76m (approx)
 Dining Room 2.95m x 4.41m (approx)
 Kitchen 3.58m x 5.39m (approx)
 Conservatory 3.33m x 5.30m (approx)
 Bedroom 1 3.28m x 4.20m (approx)
 En-suite 1.56m x 2.34m (approx)

Bedroom 2 4.28m x 3.58m (approx)
 Bedroom 3 2.38m x 3.58m (approx)
 Wet Room 2.33m x 2.24m (approx)

EPC— D

Council Tax Band— F

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 bright, spacious three bedroom detached bungalow is located within the sought after residential area of Ryedale, Troqueer. The property is within close proximity to convenience store, hairdressers, Primary School and nursery and is also just a short walk into Dumfries town centre which has various local amenities such as supermarkets, convenience stores, Doctors' surgeries, Dentists, leisure facilities, primary and secondary schools, eateries and onward travel via both bus and rail. Benefitting from double glazing and central heating throughout, off-street parking, garage and spacious gardens surrounding the property.

The accommodation comprises: spacious hallway with two storage cupboards; lounge with gas fire and two large windows to the front of the property; good sized dining room; kitchen with free standing breakfast bar, large induction hob and integrated electric oven, space and plumbing for dishwasher, washing machine, tumble dryer and fridge-freezer which are included in the sale; large conservatory to the rear of the property; bedroom 1 is a double room to the front of the property with built-in wardrobe and drawers, double storage cupboard and ensuite shower room with W.C. and washhand basin; bedrooms 2 & 3 are double rooms to the rear of the property; wet room with W.C., washhand basin, electric shower and vanity storage units. The gardens surrounding the property are laid to lawn with paved seating area and water feature.



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.





