



43 GLENCAPLE AVENUE, DUMFRIES, DG1 4SH

PRICE: OFFERS OVER £190,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 3.61m x 4.56m (approx)

Kitchen 3.36m x 2.81m (approx)

Dining Room 3.07m x 3.49m (approx)

Conservatory 2.33m x 2.98m (approx)

Shower Room 2.47m x 2.10m (approx)

Bedroom 1 3.26m x 4.43m (approx)

Bedroom 2 3.60m x 2.62m (approx)

Bedroom 3 3.41m x 3.05m (approx)

EPC— D

Council Tax Band— D

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 three bedroom semi-detached house is located in the Castledykes area on the outskirts of Dumfries. The property is 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. Benefiting from gas central heating, double glazing and good storage throughout, with low maintenance gardens, garage and off-street parking. Viewings are highly recommended.

The accommodation comprises: entrance hallway; good sized living room with electric display fire and views to the front of the property; spacious dining room; large kitchen with both floor and wall cupboards, space and plumbing for washing machine, space for cooker; small conservatory to the rear of the property; bedroom 1 is a double room to the front of the property with built-in wardrobe; bedroom 2 is a double room to the rear of the property; bedroom 3 is a small double room with storage cupboard and views to the front of the property; shower room with W.C., washhand basin and corner shower. The garden to the rear of the property is paved and bordered with mature shrubs that are 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.



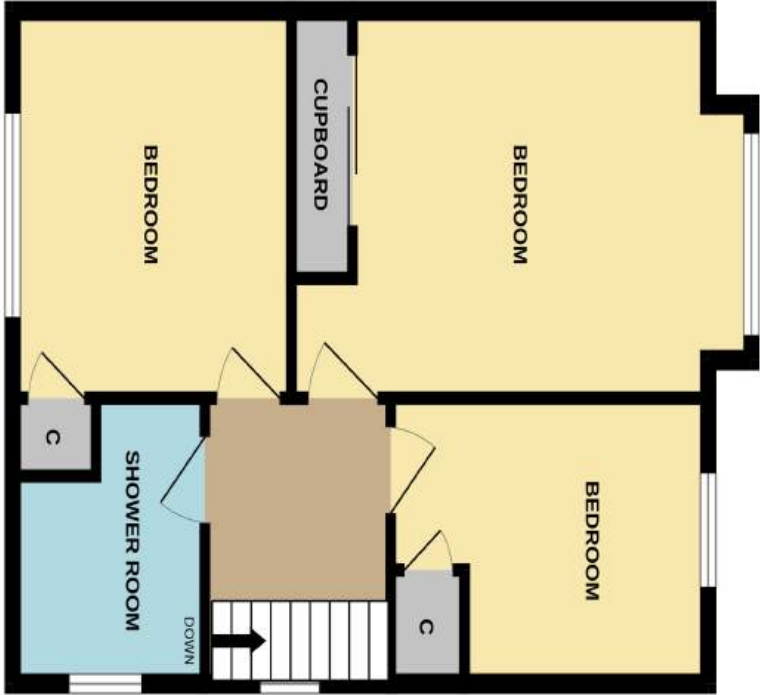




GROUND FLOOR



1ST 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 accuracy of the floorplan has not been tested and no guarantee as to their operability or efficiency can be given.

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