



131 HIGH STREET, DALBEATTIE, DG5 4BT

PRICE: OFFERS IN THE REGION OF £85,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 4.43m x 3.25m (approx)

Kitchen 2.64m x 2.40m (approx)

Bathroom 2.05m x 1.79m (approx)

Bedroom 1 3.18m x 3.63m (approx)

Bedroom 2 3.62m x 3.03m (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 two bedroom ground floor flat is situated on the High Street in Dalbeattie. Just a short walk to the various local amenities within the town such as convenience store, Post Office, Dentist, Doctors, eateries, hairdressers, both primary and secondary school. Dalbeattie is also on a regular bus route to both Dumfries and Kirkcudbright. Benefitting from double glazing and central heating throughout. Viewings are highly recommended.

The accommodation comprises: good size living room with gas fire and views to the front of the property; kitchen with integrated gas hob and electric oven, space for fridge/freezer and plumbing for washing machine; both bedrooms are double rooms with views to the rear of the property; bathroom with W.C., washhand basin and shower over bath. The flat is allocated the garden to the front of the property and a strip of ground at the back which are both laid to lawn.



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.



