



**CAMPDALE, 69 ROTCHELL ROAD, DUMFRIES, DG2 7SA**

**PRICE: OFFERS AROUND £290,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**

## Lounge



### **Room dimensions:**

#### **Ground Floor:**

Living Room 4.99m x 4.08m (approx)

Kitchen 3.91m x 3.10m (approx)

Dining Room 5.72m x 3.12m (approx)

W.C. 0.85m x 1.87m (approx)

Bedroom 4 3.44m x 3.87m (approx)

#### **Mezzanine Floor:**

Bedroom 3 3.40m x 3.30m (approx)

Sitting Room 3.56m x 3.05m (approx)

Bathroom 2.28m x 2.15m (approx)

#### **First Floor:**

Bedroom 1 5.11m x 2.88m (approx)

Bedroom 2 3.43m x 4.08m (approx)

Bedroom 5 2.06m x 2.76m (approx)

#### **Second Floor:**

Attic Room 3.72m x 4.55m (approx)

**Council Tax Band— E**

**EPC— D**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316 or directly with the owners on evenings and weekends only on 01387 252525.

Home Report can be accessed via our website [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)

## Lounge



This bright, spacious five bedroom semi-detached property is located within the rarely available and sought after residential area of Rotchell. The property is within close proximity to convenience store, hairdressers, Primary School, Dumfries and Galloway Royal Infirmary 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 3-4 cars, large store/garage to the rear and easy to maintain gardens.

The accommodation comprises:

### **Ground Floor:**

Spacious hallway with under-stairs cupboard; lounge with gas fire and bay window to the front of the property; good sized dining room with wall cupboards, fitted fridge/freezer and gas fire; modern kitchen with integrated electric hob, oven and grill, integrated fridge and freezer, integrated dishwasher, middle island with cupboard and drawer space; small utility cupboard which has space for washing machine and tumble drier; W.C. and washhand basin; bedroom 4 is a double room with gas fire and is located on the ground floor.

### **Mezzanine Floor:**

Bedroom 3 is a double room with views to the side of the property; sitting room which has electric fire and is accessed through bedroom 3; family bathroom with W.C., washhand basin, bath and separate shower.

### **Upper Floor:**

Bedroom 1 is a double room with built-in wardrobes and cupboard space and bay window to the front of the property; bedroom 2 is a spacious double room with corner shower, washhand basin and fitted vanity unit and views to the side of the property; bedroom 5 is a single room with views to the front of the property; the attic is fully floored and offers great storage.

The garden is paved and easy to maintain.

Lounge



Hallway from Ground Floor



W.C.



Bedroom 4



Bedroom 4



Dining Room



Dining Room



Kitchen



Kitchen



Kitchen



Utility



Family Bathroom



Family Bathroom



Bedroom 3



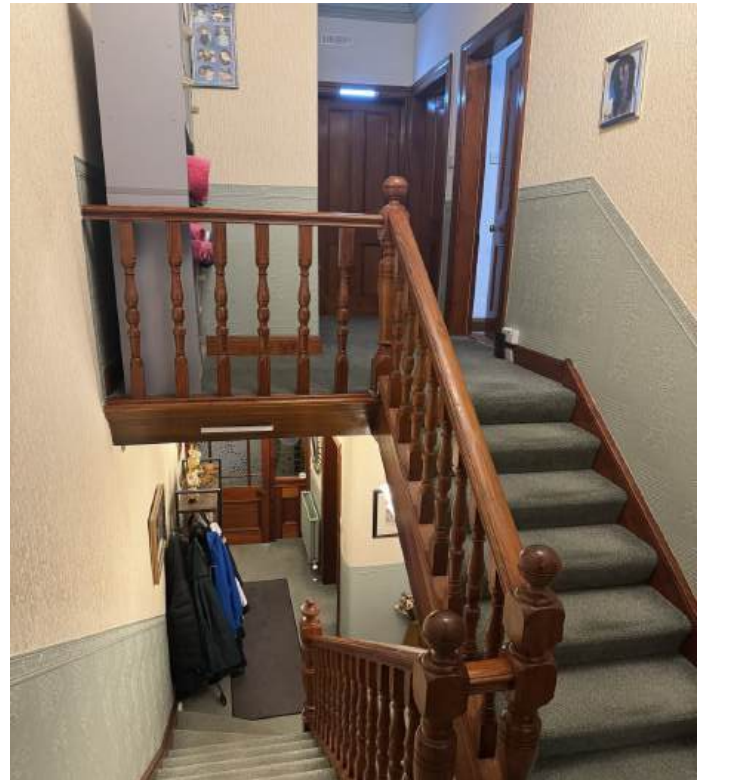
Bedroom 3



Sitting Room



Hallway from Mezzanine Floor



Bedroom 1



Bedroom 1



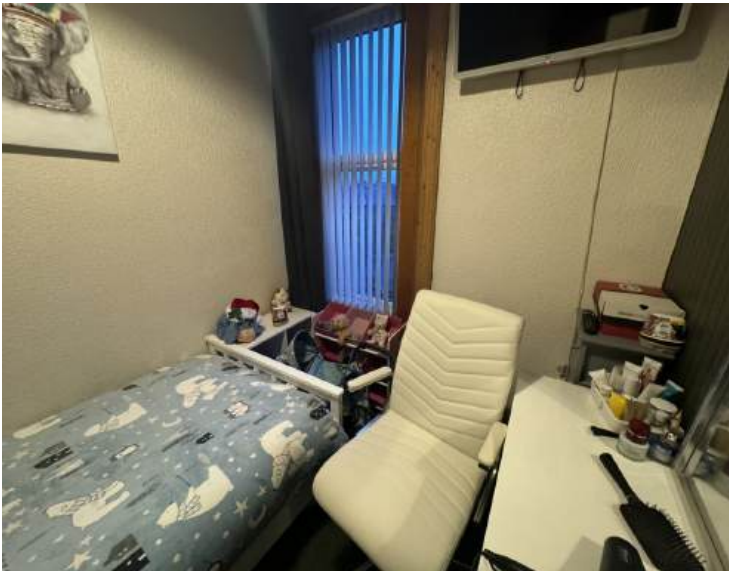
Bedroom 2



Bedroom 2



Bedroom 5



Bedroom 5



### Attic Room



### Side Garden



### Rear Garden



### Rear Garden



### 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.

## List of items being left

All carpets/floor coverings, curtains/blinds and light fixtures.

### **Living room:**

- Large wall mounted TV

### **Dining Room:**

- Fitted fridge/freezer
- Wall mounted TV

### **Kitchen:**

- Dishwasher
- Fridge/freezer

### **Bedroom 1:**

- Fitted grey wardrobes

### **Bedroom 2:**

- 2x white wardrobes
- Cubed storage unit
- Drawered unit

### **Upstairs sitting room:**

- Wardrobe
- Fire

### **Bedroom 4:**

- Wall mounted TV
- Wardrobe

### **Bedroom 5:**

- Wall mounted TV

### **Attic Room:**

- Shelving unit

### **Outside:**

- Various ornaments and lights
- Bin shed
- Storage shed
- Various garden furniture

Various other smaller decorative items may also be included.