



KILRYMONT, 8 LOCH ROAD, DUMFRIES, DG2 9JE

PRICE: OFFERS OVER £165,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 3.66m x 4.12m (approx)
 Kitchen 3.66m x 3.48m (approx)
 Dining Room 3.57m x 2.69m (approx)
 W.C. 1.28m x 0.89m (approx)
 Bathroom 1.96m x 1.87m (approx)
 Bedroom 1 3.14m x 4.09m (approx)

Bedroom 2 4.22m x 2.71m (approx)
 Bedroom 3 3.03m x 3.05m (approx)

Viewings are strictly by appointment only by
 telephoning the selling agents on 01387 267316

Council Tax Band— E

EPC— F

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 detached property is situated in the Hardthorn area of Dumfries. The property is located 1.9 miles from Dumfries and Galloway Royal Infirmary and 1.6 miles of Dumfries town centre which offers a range of local amenities such as supermarkets, eateries, convenience stores, Doctors' surgeries, schools, supermarkets, cafes and leisure facilities as well as regular bus and rail connections throughout the region and further afield. Viewings are highly recommended.

The accommodation comprises: large entrance hall with two storage cupboards; large living room with views to the front of the property, feature electric fire with tiled surround; dining room with views to the rear of the property; generous sized kitchen with floor and wall cupboards, plumbing for washing machine and space for white goods; bathroom with W.C., washhand basin and bath; bedroom 1 is to the front of the property with a storage cupboard; bedroom 2 is a double room overlooking the rear of the property with double storage cupboard; bedroom 3 is a small double room overlooking the rear of the property with double storage cupboard. The garden to the rear of the property is of a generous size with both slabbed and grass areas and borders with mature shrubs.



SERVICES

Mains water, 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.



