



12 PALMERSTON AVENUE, DUMFRIES, DG2 9DR

PRICE: OFFERS OVER £125,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.36m x 4.02m (approx)
Kitchen	2.95m x 3.16m (approx)
Conservatory	2.63m x 3.04m (approx)
Wet Room	1.82m x 3.02m (approx)
Bedroom 1	3.10m x 4.37m (approx)
Bedroom 2	3.30m x 4.34m (approx)

EPC— D

Council Tax Band— C

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 bungalow is situated in the Laurieknowe area of Dumfries. The property is within walking distance of Dumfries town centre which offers a range of amenities including supermarkets, a Post Office, eateries, leisure facilities, hair and beauty salons, both primary and secondary schools, Palmerston Arena, and Dumfries Ice Bowl as well as travel connections via both bus and rail. Benefitting from double glazing and gas central heating throughout, easy to maintain gardens and conservatory to the rear. Viewings are highly recommended.

The accommodation comprises: good sized living room with views to the front of the property; kitchen with floor and wall cupboards, integrated electric hob and oven, space for fridge/freezer, space and plumbing for washing machine; wet room with W.C., washhand basin and walk-in shower; bedroom 1 is a generous sized double room with views to the rear; bedroom 2 is a good sized double room to the front of the property. The garden to the front of the property is paved and easy to maintain; to the rear of the property the garden is laid to lawn with a paved seating area.



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.



