



59 MAKBRAR ROAD, DUMFRIES, DG1 4XQ

PRICE: OFFERS OVER £155,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	6.45m x 4.50m (approx)
Kitchen	2.50m x 4.56m (approx)
Utility Room	2.55m x 2.58m (approx)
Bathroom	1.90m x 2.33m (approx)
Bedroom 1	2.92m x 3.54m (approx)
Bedroom 2	2.51m x 3.46m (approx)

EPC— E

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 semi-detached two bedroom property is situated in the much sought after Calside area of Dumfries. The property is just a short drive from Dumfries town centre. Calside offers a range of local amenities such as convenience stores, Post Office, eateries, Library, Nurseries, Primary School, Doctors' Surgery and hair-dressers. It is also on a regular bus route into the town centre. Benefitting from double glazing, ample storage, off-street parking, garage and generous sized garden rear. Viewings are highly recommended. The accommodation comprises: entrance vestibule with storage cupboard; spacious living room with electric fire and surround and two electric storage heaters, under-stairs cupboard and window to the front of the property; kitchen with floor and wall cupboards, integrated fridge/freezer, electric grill/oven, hob and breakfast bar and electric storage heater; utility room with floor and wall cupboards, space and plumbing for washing machine and electric storage heater; bedroom 1 is a double room to the front of the property with single storage cupboard; bedroom 2 is a double room to the rear of the property; family bathroom with W.C., washhand basin and shower over bath. The garden to the front of the property is laid to lawn with paved driveway and the garden to the rear of the property is laid to lawn with paved seating area.



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.

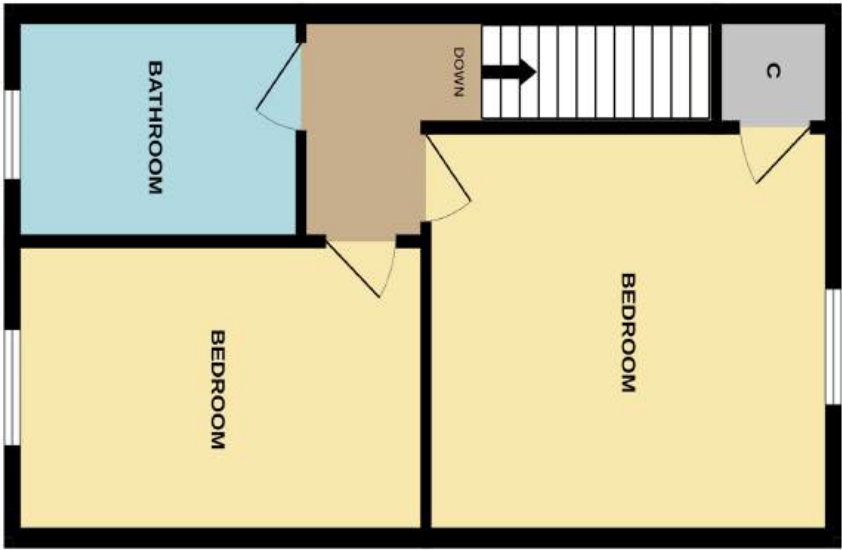




GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the floorplan and any other information contained here is not guaranteed as to their operability or efficiency can be given.