



10 JANEFIELD AVENUE, DUMFRIES, DG2 7PZ

PRICE: OFFERS OVER £115,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.96m x 4.60m (approx)
Kitchen	3.49m x 3.82m (approx)
Shower Room	1.47m x 2.28m (approx)
Bedroom 1	3.56m x 4.60m (approx)
Bedroom 2	3.70m x 3.50m (approx)
Bedroom 3	3.71m x 2.29m (approx)

EPC— D

Council Tax Band— B

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 spacious three bedroom semi-detached property is located within the sought-after residential area of Troqueer. The property itself does require some upgrading however has the potential to make a great family home. 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 gas central heating throughout, off-street parking and easy to maintain gardens.

The accommodation comprises: entrance hallway with storage cupboard; living room with gas fire, patio doors leading to the rear garden and window to the front of the property; good sized kitchen with floor and wall cupboards, space and plumbing for washing machine and dishwasher and also space for fridge/freezer; shower room with W.C., washhand basin and corner shower; bedroom 1 is a double room with views to both the front and rear of the property with built-in wardrobe and drawers; bedroom 2 is a double room to the rear of the property; bedroom 3 is a single bedroom to the front of the property; the garden to the front of the property is laid to lawn and there is a paved driveway with space for 2 cars. 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.



