



31 GLENHOLM PLACE, KINGHOLM QUAY, DG1 4JQ

PRICE: OFFERS OVER £140,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 5.10m x 3.42m (approx)
Kitchen 2.73m x 2.52m (approx)
Wet Room 2.36m x 1.74m (approx)
Bedroom 1 2.71m x 3.38m (approx)
Bedroom 2 2.77m x 3.52m (approx)

EPC— C

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 semi-detached bungalow is situated in the popular area of Kingholm Quay, Dumfries. The property is within walking distance of Mountainhall Treatment Centre, Dumfries & Galloway College & University Campus and also the Crichton Golf Course & Grounds. The property itself is within close proximity to schools, supermarkets, restaurants, public transport and leisure facilities. Benefitting from double glazing and central heating throughout, large garage and good size gardens. Viewings are highly recommended.

The accommodation comprises: spacious living room; kitchen with both wall and floor cupboards, space and plumbing for white goods; Wet Room with washhand basin, W.C. and walk-in shower; master bedroom with large window to the front of the property and built in mirrored wardrobes; double bedroom with storage cupboard and window to the rear of the property; good sized gardens to the front and rear of the property. The garage is to the rear of the property which has electricity installed.



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.

