



15 MOSSPARK ROAD, GEORGETOWN, DUMFRIES, DG1 4EG

PRICE: OFFERS OVER £135,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.70m x 3.26m (approx)
Kitchen	2.69m x 4.13m (approx)
Shower Room	1.53m x 2.28m (approx)
Bedroom 1	3.19m x 2.84m (approx)
Bedroom 2	2.51m x 3.37m (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 spacious two bedroom semi-detached property is located within the Georgetown area of Dumfries. In close proximity to many local amenities such as supermarkets, library, Post Office, doctor's surgery and chemist, primary and secondary schools, convenience stores, eateries and Dumfries Baptist Church. Benefitting from double glazing and gas central heating throughout, off-street parking, garage and enclosed garden to the rear.

The accommodation comprises: front entrance porch with storage cupboard; good sized living room with views to the front of the property; kitchen with both wall and floor cupboards, integrated electric hob and oven, space and plumbing for washing machine and tumble dryer; two generous sized double bedrooms; shower room with walk-in corner shower cubicle, W.C. and washhand basin. The garden to the rear is low-maintenance and laid with decorative gravel. The garage to the side of the property is installed with electric power and lighting.



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.



