



9 ROSEVALE STREET, DUMFRIES, DG1 2EP

PRICE: OFFERS OVER £70,000

Primrose



Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.42m x 3.34m (approx)
Kitchen	3.04m x 3.33m (approx)
Bathroom	1.82m x 2.27m (approx)
Bedroom 1	3.10m x 3.64m (approx)
Bedroom 2	3.17m x 3.96m (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 two bedroom ground floor flat is located in the Larchfield area of Dumfries. The property is conveniently situated within walking distance to both Georgetown and Dumfries town centre which offers a range of local amenities including doctor's surgery, chemist, library, convenience stores, both primary and secondary schools, supermarkets, leisure facilities as well as rail and bus connections. The property benefits from double glazing, gas central heating and off-street parking (not allocated), viewings are highly recommended.

The accommodation comprises: large front entrance hall with three storage cupboards; spacious living room with views to the rear of the property; newly installed kitchen with floor and wall cupboards, space and plumbing for washing machine, electric cooker; two double bedrooms to the rear of the property; bathroom with W.C., washhand basin and shower over bath. The gardens and drying green at the property are communal and shared with neighbouring flats. The property has its own allocated shed which is included in the sale and located to the front of the building.



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.





GROUND 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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