



**39 EASTFIELD ROAD, DUMFRIES, DG1 2EJ**

**PRICE: OFFERS OVER £78,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	3.68m x 4.53m (approx)
Kitchen	3.49m x 3.24m (approx)
Bathroom	2.41m x 1.45m (approx)
Bedroom 1	3.72m x 3.59m (approx)
Bedroom 2	2.52m x 3.59m (approx)

**EPC— C**

**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](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This spacious two bedroom ground floor flat is located in the Cresswell 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, shared drying green as well as private designated garden space at the front and the rear of the property. Viewings are highly recommended.

The accommodation comprises: large front entrance hall with large storage cupboard; spacious living room with electric fire, built-in glass display cabinet and views to the front of the property; kitchen with floor and wall cupboards, large pantry, space and plumbing for washing machine and fridge/freezer, integrated electric hob and oven; bedroom 1 is a double room with views to the rear of the property; bedroom 2 is a small double room with views to the side on the property; bathroom with W.C., washhand basin and shower over bath. The garden to the front is allocated to this property, to the rear there is a shared drying green as well as an allocated section of garden.



#### **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.



