



FLAT 1 LANGLANDS, 26 EDINBURGH ROAD, DUMFRIES, DG1 1JQ

PRICE: OFFERS OVER £90,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 5.29m x 5.49m (approx)

Kitchen 2.03m x 1.71m (approx)

Shower Room 1.41m x 1.68m (approx)

Bedroom 1 3.21m x 3.54m (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 or by emailing us at property@primroseandgordon.co.uk



Traditional sandstone, semi-detached, fully furnished basement level flat is located on Edinburgh Road in Dumfries. Within walking distance of Dumfries town centre which has a range of local amenities such as supermarkets, eateries, convenience stores, leisure facilities and travel connections via bus and rail. Benefitting from gas central heating throughout, generous sized rooms and off-street parking to the rear.

The accommodation comprises: entrance vestibule; spacious living room/diner with bay window to the front of the property; ample size kitchen with integrated electric oven and hob, integrated under-counter fridge/freezer; spacious double bedroom with storage cupboard and built-in wardrobe space; shower room with W.C., washhand basin and corner shower. The courtyard to the front of the property is paved and easy to maintain.



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.



