



4 BIRCHWOOD ROAD, DUMFRIES, DG1 3DU

PRICE: OFFERS OVER £200,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.14m x 5.14m (approx)
Kitchen	3.79m x 2.61m (approx)
Shower Room	1.68m x 1.99m (approx)
Bedroom 1	3.28m x 3.56m (approx)
Bedroom 2	3.26m x 3.28m (approx)
Garage	3.50m x 6.02m (approx)

EPC— C

Council Tax Band— D

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 modern well-presented two bedroom detached bungalow with garage is situated in a quiet cul-de-sac on the much sought after Summerpark residential development on the edge of Dumfries. Within walking distance to Dumfries town centre which offers a range of amenities including Doctors, Dentists, supermarkets, convenience stores, schools, leisure facilities as well as public transport connections via both rail and bus. Benefitting from gas central heating and double glazing throughout, excellent storage, off-street parking, garage and low maintenance gardens. Viewings are highly recommended.

The accommodation comprises: spacious living room with bay window to the front of the property; good sized kitchen with integrated electric hob and oven; space and plumbing for washing machine and fridge/freezer; bedroom 1 is a double room with views to the rear of the property and built-in double wardrobe; bedroom 2 is a double room with French doors leading to the rear garden; shower room with walk-in corner shower, W.C. and washhand basin. Electricity, lighting and water are installed within the garage. The garden to the rear 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.





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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