



33 HARDTHORN ROAD, DUMFRIES, DG2 9JJ

PRICE: OFFERS OVER £270,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Sitting Room	4.16m x 5.65m (approx)
Kitchen	4.55m x 3.68m (approx)
Living Room/Diner	5.20m x 6.58m (approx)
Bathroom	3.18m x 2.75m (approx)
Bedroom 1	4.28m x 3.67m (approx)
Bedroom 2	3.68m x 3.51m (approx)
Study/Bedroom 3	5.17m x 2.02m (approx)

EPC— C

Council Tax Band— F

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 detached bungalow is situated in the Hardthorn area of Dumfries. The property is located 1.7 miles from Dumfries and Galloway Royal Infirmary and 1.4 miles from Dumfries town centre which offers a range of schools, supermarkets, cafes and leisure facilities as well as regular bus and rail connections throughout the region and further afield. The property benefits from double glazing and gas central heating throughout and off-street parking. Viewings are highly recommended.

The accommodation comprises: spacious entrance hallway; sitting room with electric fire and French doors overlooking the rear of the property; kitchen with ample floor and wall cupboards, integrated electric hob and oven, washing machine, dishwasher and American style larder fridge/freezer; dining room with additional living area which is an L-shaped room with views to the front of the property; shower room with corner shower, washhand basin, W.C., and bidet, the shower room can be accessed from both the hall and bedroom 2; bedroom 1 is a double room with views to the rear of the property; bedroom 2 is a double room with a storage cupboard and views to the rear of the property; large study/potential bedroom 3 with ensuite shower room. The gardens surrounding the property are laid to lawn and bordered with mature shrubs, there is also a paved seating area to the rear and tarmac driveway to the front. The garden shed in the rear garden is also included in the sale.



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.





