



SALE OF HYLEIGH, 26 LOCKERBIE ROAD, DUMFRIES, DG1 3AX

PRICE: OFFERS OVER £230,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.63m x 4.39m (approx)	Bedroom 2	3.69m x 3.69m (approx)
Kitchen	3.71m x 2.62m (approx)	Bedroom 3	3.71m x 5.19m (approx)
Dining Room	3.67m x 3.72m (approx)	Bedroom 4	2.33m x 3.14m (approx)
Conservatory	3.17m x 2.01m (approx)	Bedroom 5	2.51m x 3.05m (approx)
Shower Room	2.64m x 1.46m (approx)	Bedroom 6	2.46m x 3.43m (approx)
Bedroom 1	3.88m x 4.44m (approx)	Bathroom	1.68m x 3.69m (approx)

EPC— D Council Tax Band— E

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 six bedroom, sandstone townhouse property set over four floors is located on the Lockerbie Road just a short walk from Dumfries town centre. Dumfries itself offer a range of local amenities including convenience stores, supermarkets, restaurants, Doctors' surgeries, Dentists, public transport services and both Primary and Secondary schools. Benefitting from double glazing and gas central heating throughout, off-street parking, spacious and easy to maintain gardens. Viewings are highly recommended.

The accommodation comprises:

Ground Floor: spacious front entrance hallway; good sized living room with bay window and gas fire; dining room with shelved alcove; kitchen with floor and wall cupboards, space and plumbing for washing machine, integrated electric oven and gas hob; shower room with W.C., washhand basin and corner shower.

First Floor: bedroom 6 is a small double which could also be used as an office, with fire place display and views to the rear of the property; family bathroom with W.C., washhand basin and shower over bath.

Second Floor: bedroom 1 is a large double room to the front of the property with bay window; bedroom 2 is a double room with fire place display, washhand basin with vanity unit and views to the rear of the property; bedroom 4 is a single room with views to the front of the property.

Third Floor: bedroom 3 is a double room with coombed ceiling and views to the front of the property; bedroom 5 is a small single room with coombed ceiling, this room could also be used as an office/study.

The gardens surrounding the property are 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.







