



**23 LOCHABER WALK, LOCHSIDE, DUMFRIES, DG2 9EQ**

**£5,000 BELOW HOME REPORT VALUATION**

**PRICE: OFFERS IN THE REGION OF £95,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Entrance Hall	1.82m x 4.37m	(approx)
Living Room	3.34m x 7.15m	(approx)
Kitchen	2.66m x 2.67m	(approx)
Shower Room	1.98m x 1.70m	(approx)
Bedroom 1	2.71m x 2.55m	(approx)
Bedroom 2	4.36m x 2.53m	(approx)
Bedroom 3	3.25m x 1.70m	(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) to by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This three bedroom, mid-terraced property is situated within a quiet cul-de-sac in the Lochside area of Dumfries. Within close proximity to local amenities including North West Community Campus, convenience stores, eateries, supermarkets, Post Office and is also located on a regular bus route into Dumfries town centre. Benefitting from double glazing and central heating throughout, paved easy to maintain garden to both front and rear. Viewings are highly recommended.

The accommodation comprises: front entrance hall; spacious living room/diner with feature brick fireplace, window to the front and sliding patio doors to the rear; kitchen has a good mix wall and floor cupboards, space and plumbing for white goods; shower room with electric corner shower, washhand basin and W.C.; bedroom 1 is a double bedroom with storage cupboard and views to the rear; bedroom 2 is a double bedroom with views to the front of the property; bedroom 3 is a single bedroom with built-in overhead cupboards; the rear garden is paved and includes a brick storage shed.



#### **SERVICES**

Mains water, 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.







