



5 CAIRN AVENUE, LINCLUDEN, DUMFRIES, DG2 0DF

PRICE: OFFERS OVER £70,000

Primrose

&

Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	5.25m x 3.11m	(approx)
Kitchen	3.34m x 3.00m	(approx)
Bathroom	3.34m x 1.53m	(approx)
Bedroom 1	3.74m x 3.76m	(approx)
Bedroom 2	4.15m x 2.82m	(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



Spacious two bedroom upper flat with large garden situated in Lincluden. Within walking distance to local Primary & Secondary Schools and also on a regular bus route into Dumfries town centre which offers a range of local amenities such as supermarkets, convenience stores, eateries, library, fitness suites and onwards travel connections via both bus and rail. Benefitting from double glazing and gas central heating throughout, large garden, garage and new carpets throughout the property. Viewings are highly recommended.

The accommodation comprises: spacious entrance hall; good sized living room with electric fire, alcove shelving and window to the front of the property; kitchen with both floor and wall cupboards, gas cooker, space and plumbing for white goods; family bathroom with shower over bath, washhand basin and W.C.; bedroom 1 is a double room with views to the rear of the property; bedroom 2 is a double room with storage cupboard and views to the side of the property; the garden off the side of the property is spacious and laid to lawn.



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.



