



**7 INGLESTON VIEW, NEW ABBEY, DUMFRIES, DG2 8BZ**

**PRICE: OFFERS IN THE REGION OF £135,000**

**Primrose**

**&**

**Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room dimensions:**

Living Room	4.60m x 3.85m	(approx)
Kitchen	4.38m x 2.34m	(approx)
Bathroom	2.11m x 1.51m	(approx)
Bedroom 1	4.35m x 3.18m	(approx)
Bedroom 2	4.25m x 2.76m	(approx)
Bedroom 3	3.30m x 3.03m	(approx)

**EPC— F**

**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) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



Spacious three bedroom bungalow situated on the outskirts of Dumfries in the rural village of New Abbey. The village has a wealth of history including the ruined Cistercian abbey known as Sweetheart Abbey founded by Lady Dervorguilla in 1273 in memory of her husband, John Balliol. New Abbey itself has a lot to offer including Primary School, doctor's surgery, coffee shop, village shop, village hall, bowling green, Maryfield Park football pitch and is also situated on a regular bus route into Dumfries town centre. Benefiting from double glazing throughout and extensive gardens, viewings are highly recommended.

The accommodation comprises: entrance hall; spacious living room with storage cupboard and views to both the front and side of the property; kitchen with wall and floor cupboards, space and plumbing for white goods; three spacious double bedrooms; large gardens to the rear and side of the property.



#### **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.



