



**VIEWFIELD, MABIE, DUMFRIES, DG2 8HB**

**PRICE: OFFERS OVER £230,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	5.38m x 3.74m	(approx)
Kitchen	2.94m x 4.06m	(approx)
Dining Room	4.12m x 2.93m	(approx)
Bathroom	1.98m x 2.94m	(approx)
Bedroom 1	4.17m x 3.68m	(approx)
Bedroom 2	2.84m x 3.73m	(approx)
Bedroom 3	4.23m x 2.93m	(approx)

**EPC— E**

**Council Tax Band— D**

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)



Beautifully presented three bedroom bungalow situated within the rural settings of the Mabie Forest which is perfect for walks, running and cycling. The property is also in close proximity to the village of New Abbey which is famously known for Sweetheart Abbey but also has a village hall, primary school, village shop and tearoom, church and hotel. Dumfries town centre is only approximately a 5 mile drive away. Benefitting from double glazing, oil central heating, ample storage and picturesque views over neighbouring countryside. Viewings are highly recommended.

The accommodation comprises: front entrance porch; spacious living room with coal fire and views to the side of the property; good size dining room; kitchen with wall and floor cupboards, space and plumbing for white goods; bathroom with W.C., washhand basin, bath and separate shower; three good sized double bedrooms; mature well maintained gardens with mature shrubs, greenhouse and garden shed.



#### **SERVICES**

Mains water, electricity, oil heating and septic tank.

#### **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:-**

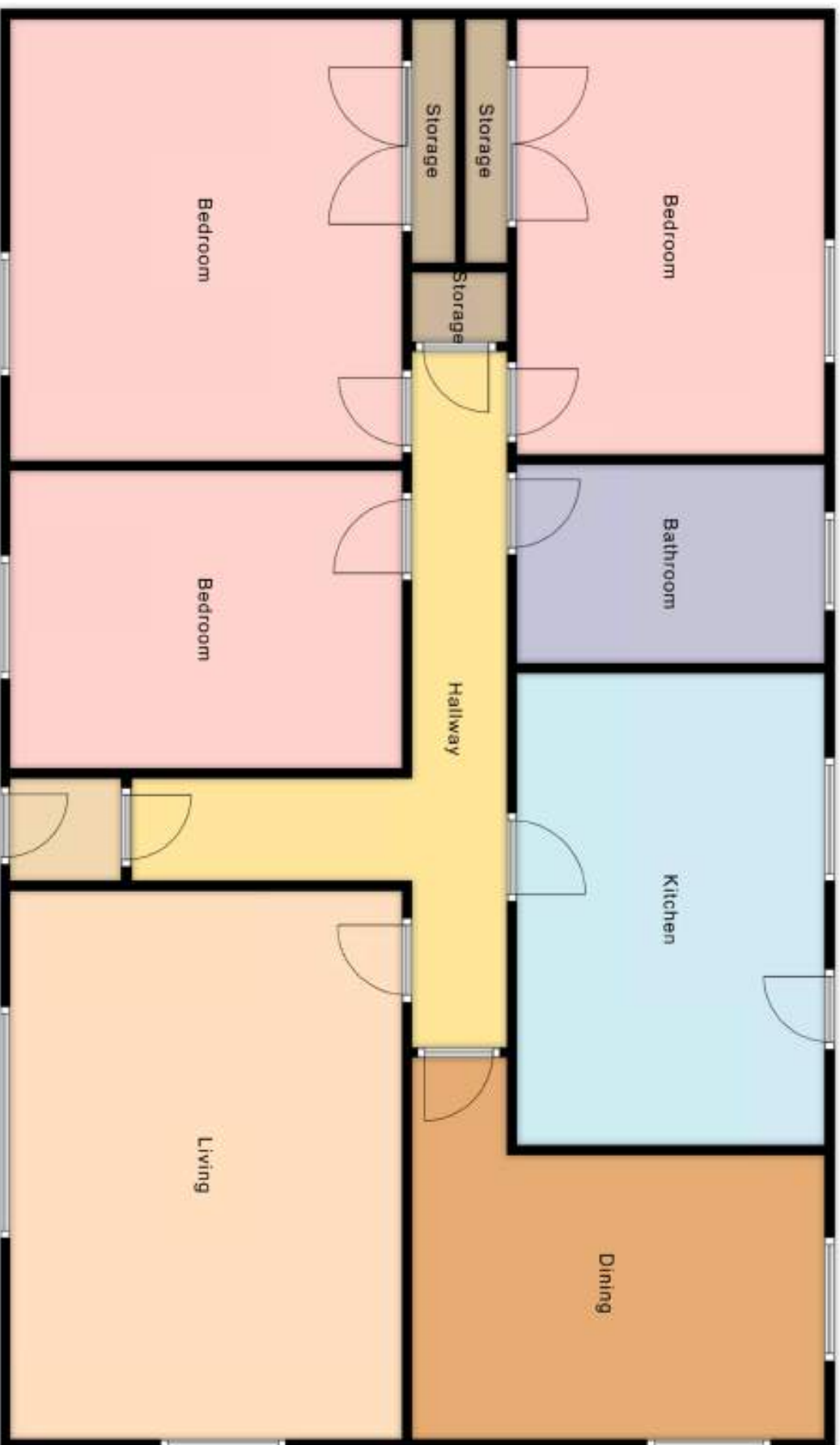
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included 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.







# Viewfield, Mabie, Dumfries



This plan is for illustrative purposes only and may not accurately represent the property. This plan is not to scale.