



116 LOCHSIDE ROAD, DUMFRIES, DG2 0LU.

PRICE: OFFERS OVER £100,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.22m x 5.56m	(approx)
Kitchen	2.24m x 3.60m	(approx)
Conservatory	1.93m x 2.74m	(approx)
Shower Room	1.88m x 1.72m	(approx)
Bedroom 1	4.00m x 2.88m	(approx)
Bedroom 2	2.67m x 3.56m	(approx)

EPC— D

Council Tax Band— C

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 two bedroom, end terraced property is situated within 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, conservatory, tarmac driveway and easy to maintain garden to both front and rear. Viewings are highly recommended.

The accommodation comprises: front entrance with under stair cupboard; spacious living room with electric fire and views to both the front and rear of the property; kitchen with floor and wall cupboards, space and plumbing for white goods, gas hob and electric oven; bedroom 1 is a large double room with built in wardrobes and drawers as well as access to the attic which is floored with lighting and skylight window; bedroom 2 is a double room to the rear of the property; shower room with W.C., washhand basin and corner electric shower. The garden to the front of the property has a small section of grass which is easy to maintain; the garden to the rear of the property is paved with greenhouse, garden shed and garage which has lighting and electrics installed.



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:-

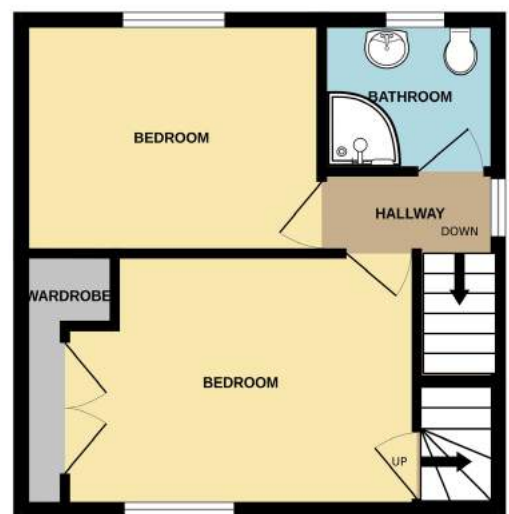
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included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





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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