



**148 GEORGETOWN ROAD, DUMFRIES, DG1 4DT**

**PRICE: OFFERS IN THE REGION OF £155,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	4.28m x 3.48m	(approx)
Kitchen	3.15m x 2.37m	(approx)
Bathroom	2.37m x 1.79m	(approx)
Bedroom 1	3.43m x 2.61m	(approx)
Bedroom 2	2.43m x 2.58m	(approx)

**EPC— C**

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



This semi-detached two-bedroom bungalow is situated in the much sought-after Georgetown area of Dumfries. Located on a generous plot this property has potential to be extended and still have enough space for a good size garden. The property is just a short drive from Dumfries town centre. Georgetown offers a range of local amenities such as convenience stores, Post Office, eateries, Library, Nurseries, Primary school, Doctors Surgery, hairdresser it is also on a regular bus route into the town centre. Benefitting from double glazing and gas central heating throughout, ample parking, large, easy to maintain gardens. Viewings are highly recommended.

The accommodation comprises: front entrance hall; spacious living room with views to the front of the property; kitchen to the rear of the property with floor and wall cupboards, integrated gas hob and electric oven; bathroom with W.C., washhand basin and shower over bath; bedroom 1 is to the rear of the property with walk-in double wardrobe and single storage cupboard; bedroom 2 is to the front of the property with double walk-in wardrobe; the garden to the front of the property is laid to lawn with mature shrubs; gardens to the side and rear are graveled and easy to maintain.



#### **SERVICES**

Mains water, electricity, gas and drainage.

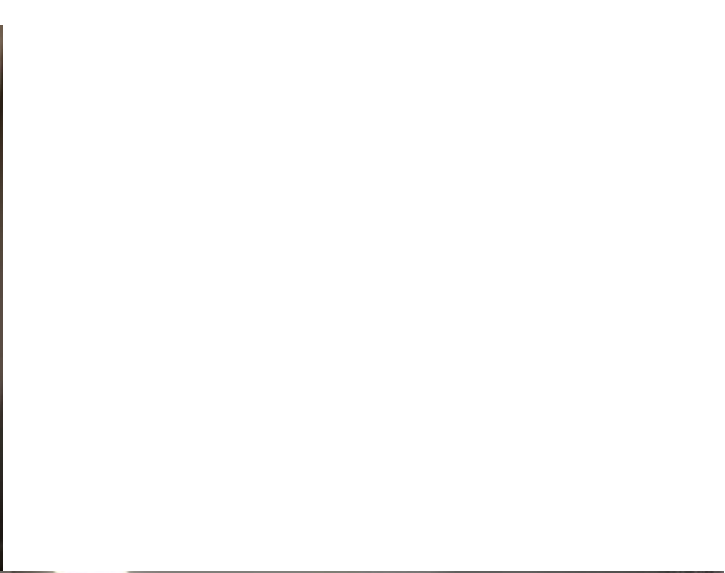
#### **OFFERS**

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



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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