



**30 NOBLEHILL AVENUE, DUMFRIES, DG1 3HR**

**PRICE: OFFERS OVER £210,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room dimensions:**

Living Room	4.57m x 4.00m(approx)
Kitchen	3.13m x 2.16m(approx)
Dining Room	3.17m x 2.85m(approx)
Shower Room (downstairs)	2.02m x 1.83m(approx)
Utility Room	2.43m x 3.23m(approx)
Conservatory	3.00m x 3.23m(approx)
Bedroom 1	3.11m x 3.98m(approx)
Bedroom 2	3.17m x 3.39m(approx)
Bedroom 3	2.38m x 2.96m(approx)
Shower Room (upstairs)	2.11m x 2.17m(approx)

**EPC— C**

**Council Tax Band— E**

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 detached, three bedroom property is situated in the much sought-after area of Noblehill. The property is within close proximity to Noblehill Primary School as well as other local amenities such as supermarkets, convenience stores, Post Office and doctor's surgery. Benefitting from off-street parking, gas central heating and double glazing throughout, ample storage and easy to maintain gardens. Viewings are highly recommended.

The accommodation comprises: spacious front entrance hall; large living room with gas fire, stone hearth and marble mantel; good sized dining room; conservatory to the rear of the property; kitchen with both floor and wall cupboards, integrated fridge, electric hob and oven, three large storage cupboards; utility room with floor and wall cupboards, space and plumbing for washing machine and tumble drier; downstairs shower room with corner electric shower, W.C., and wash handbasin; bedroom 1 and 2 are both double rooms with ample sockets and built-in wardrobe; bedroom 3 is single room with storage cupboard. The garden to the front of the property is laid to lawn with herbaceous borders, mature shrubs and paved driveway; the garden to the rear of the property is laid to lawn with a paved seating area; there is also a garage at the property which has electrics and water 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.



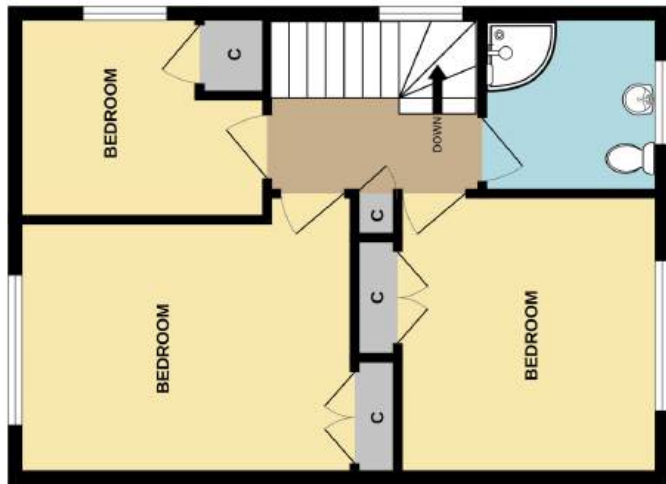




GROUND FLOOR



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.

Made with Metropix ©2025