



**55 LOCKERBIE ROAD, DUMFRIES, DG1 3AY**

**PRICE: OFFERS OVER £65,000**

**Primrose**

**&**

**Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**

This two bedroom first floor maisonette is situated on the Lockerbie Road in Dumfries. Just a short walk from Dumfries Town Centre which offers a range of local amenities such as supermarkets, convenience stores, Post Office, Doctors' surgeries, Dentist's, eateries, leisure facilities and travel connections via both bus and rail. Viewings are highly recommended.

The accommodation comprises: shared entrance porch with number 53, kitchen with both wall and floor cupboards, integrated electric hob, grill and oven, space and plumbing for washing machine; spacious living room with multi-fuel stove; bathroom with W.C., washhand basin and electric shower over bath; bedroom 1 is a double room with views to the rear of the property; bedroom 2 is a single room with views to the front of the property,

**Room dimensions:**

Living Room	4.00m x 4.23m	(approx)
Kitchen	4.08m x 3.04m	(approx)
Bathroom	2.52m x 1.61m	(approx)
Bedroom 1	3.52m x 3.03m	(approx)
Bedroom 2	3.52m x 2.23m	(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)



**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.



