



**14 LOCHAR COURT, LOCHARBRIGGS, DUMFRIES, DG1 1US**

**PRICE: OFFERS OVER £115,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	3.40m x 7.19m	(approx)	<b>EPC— C</b>
Kitchen	2.98m x 2.96m	(approx)	
Bathroom	2.11m x 1.76m	(approx)	<b>Council Tax Band— B</b>
Bedroom 1	2.21m x 4.37m	(approx)	
Bedroom 2	3.20m x 3.29m	(approx)	

Viewings are strictly by appointment only by telephoning the selling agent 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 two bedroom, spacious end-terraced property is located in a quiet cul-de-sac in the popular residential area of Locharbriggs on the outskirts of Dumfries, in close proximity to both the A701 & A75 for commuting. The property is within walking distance of Locharbriggs Primary School, hairdressers, convenience store and Post Office as well as a regular bus route into Dumfries town centre. Benefitting from double glazing and gas central heating throughout, various storage cupboards and a good size rear garden. The property will appeal to a range of buyers and viewings are highly recommended.

The accommodation comprises: front entrance hall with understairs storage cupboard; large living room/diner with large window to the front of the property and patio doors to the rear; kitchen has both floor and wall cupboards, integrated fridge, freezer, electric hob and gas oven, with space and plumbing for white goods; bathroom with electric shower over bath, wash handbasin and W.C.; the master bedroom has views to the front of the property and a built-in wardrobe; bedroom two is a large double room with views to the rear of the property; the rear garden has both grassed and slabbed areas, the garden shed is also included in the sale. On street parking is available at the front of the property however is not allocated.



#### **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.





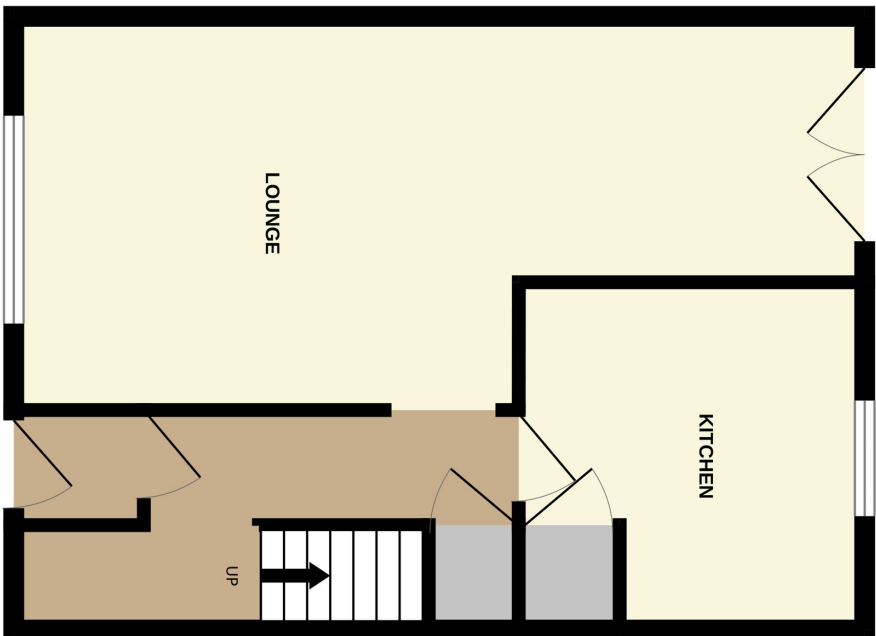




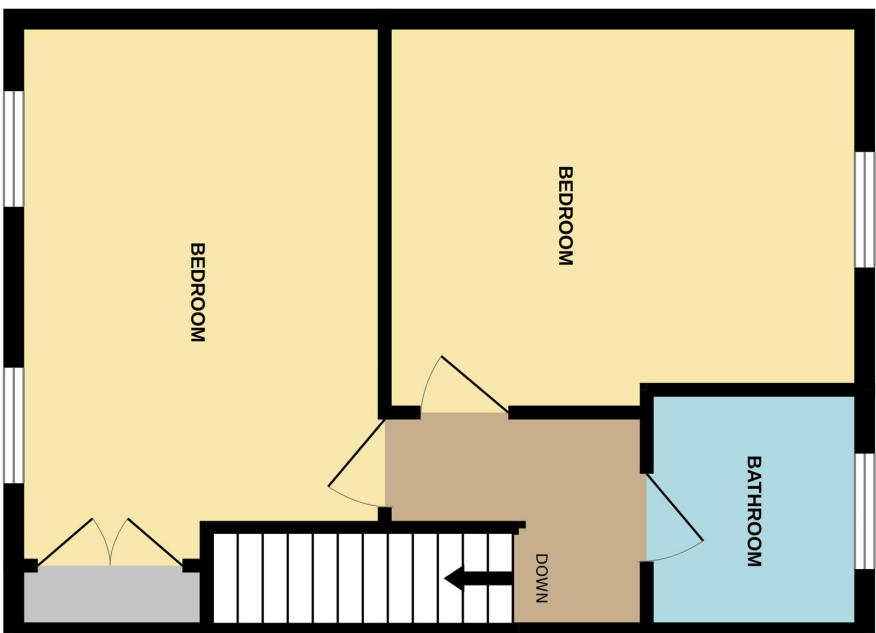




GROUND FLOOR



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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