



GLENCAIRN, 7 HARDTHORN ROAD, DUMFRIES, DG2 9JG

PRICE: OFFERS OVER £190,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.36m x 3.78m	(approx)
Kitchen	4.87m x 5.61m	(approx)
Dining Room	3.74m x 3.12m	(approx)
Conservatory	3.71m x 2.69m	(approx)
Bathroom	1.98m x 2.43m	(approx)
Bedroom1	3.60m x 3.48m	(approx)
Bedroom 2	3.20m x 2.92m	(approx)
Bedroom 3	2.21m x 6.52m	(approx)
Shower Room	2.16m x 1.81m	(approx)

EPC— D

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 to by emailing us at property@primroseandgordon.co.uk



This spacious three bedroom semi-detached bungalow is situated in the Hardthorn area of Dumfries. The property is located 1.7 miles from Dumfries and Galloway Royal Infirmary and 1.4 miles from Dumfries town centre which offers a range of schools, supermarkets, cafes and leisure facilities as well as regular bus and rail connections throughout the region and further afield. The property benefits from double glazing and gas central heating throughout, garage and off-street parking. Viewings are highly recommended. The accommodation comprises: entrance porch and hallway; living room with feature log burner with brick surround and views to the front of the property; kitchen with floor and wall cupboards, integrated dishwasher, fridge, gas hob and electric oven, feature gas fire; dining room with feature log burner; good size conservatory; bedroom 1 is situated on the ground floor to the front of the property; bathroom with washhand basin and W.C.; the 1st floor comprises of bedroom 2 to the rear of the property with integrated wardrobe and drawers; bedroom 3 is a long narrow shape with coombed ceiling and skylight windows; shower room with washhand basin and W.C.; garage to the side of the property has power and lighting installed; the garden to the rear of the property is mostly grassed with slabbed seating area and separate area which has vegetable patch and greenhouse.



SERVICES

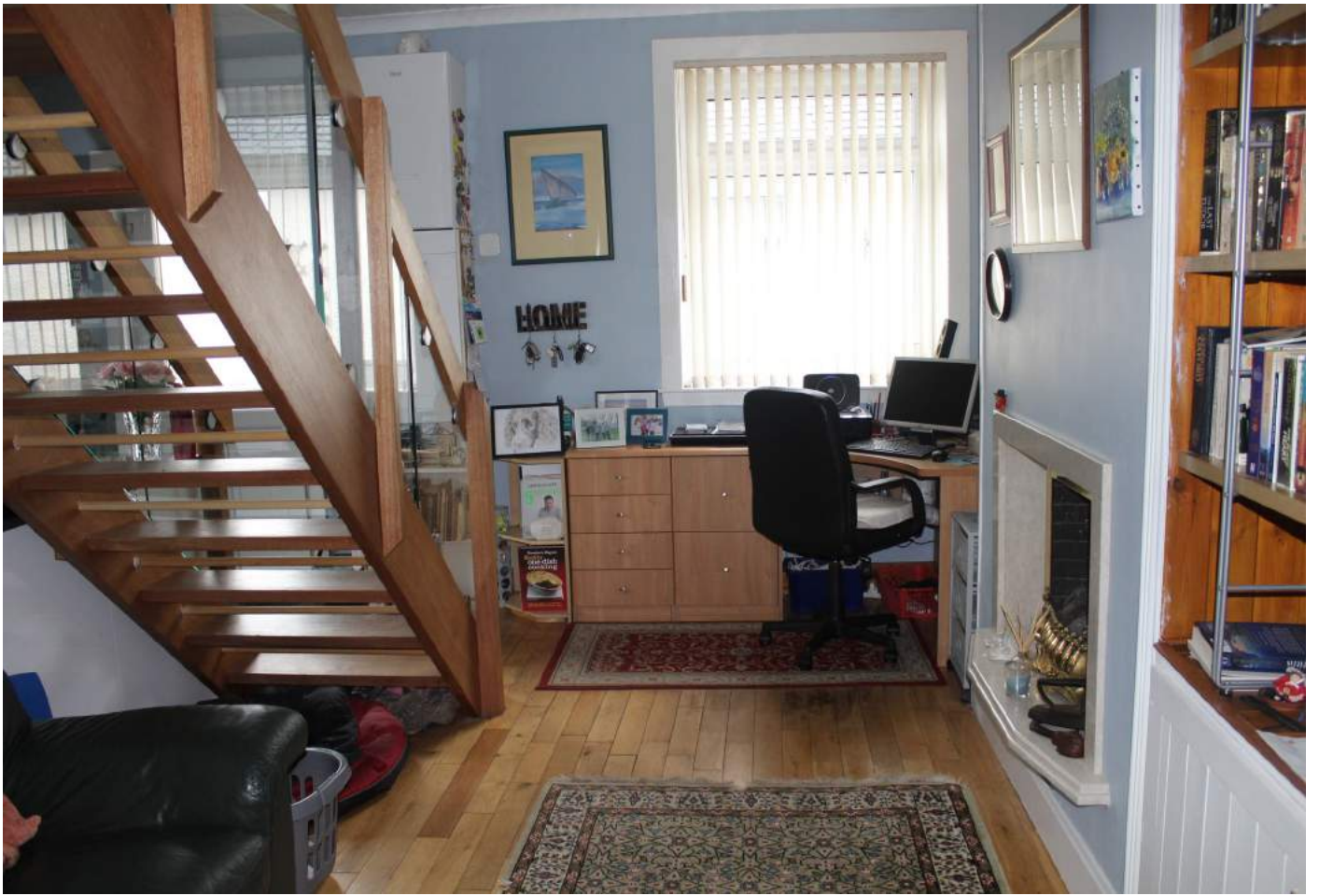
Mains water, electricity and drainage.

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.









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 9/2024