



WEST ISLE, ISLESTEPS, DUMFRIES, DG2 8ES

PRICE: OFFERS OVER £325,000

Primrose



Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.58m x 5.48m (approx)
Kitchen	2.22m x 4.57m (approx)
Dining Room	3.05m x 5.36m (approx)
Bathroom	2.09m x 2.77m (approx)
Bedroom 1	3.13m x 3.94m (approx)
Bedroom 2	3.08m x 4.20m (approx)
Bedroom 3	3.07m x 3.62m (approx)
Bedroom 4	2.29m x 4.24m (approx)
Rear Porch	1.76m x 1.64m (approx)
En-suite	1.76m x 1.76m (approx)
Utility Room with W.C.	1.46m x 1.76m (approx)

EPC— E

Council Tax Band— G

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 four bedroom detached bungalow is situated in the small rural village of Islesteps on the outskirts of Dumfries. The property is just over 2 miles drive from Dumfries town centre which offers various amenities and only 13 miles to the Solway Coast. Benefitting from double glazing throughout, oil-fired central heating, garage, carport and beautiful views. Viewings are highly recommended.

The accommodation comprises: large front entrance porch with weight bearing sills; sitting room to the rear of the property with large bay window, feature coal burner and light-up display cabinet; dining room views to both the front and back of the property and serving hatch from the kitchen; kitchen to the rear with floor and wall cupboards, space and plumbing for white goods; utility room with W.C. and wash-hand basin; family bathroom with W.C, washhand basin and shower over bath; three generous size double bedrooms and one single bedroom with built-in wardrobe, drawers and desk; en-suite with W.C., washhand basin and corner shower; large private garden to the rear of the property with views over the neighbouring countryside.



SERVICES

Mains water, oil-fired central heating, electricity and septic tank.

OFFERS

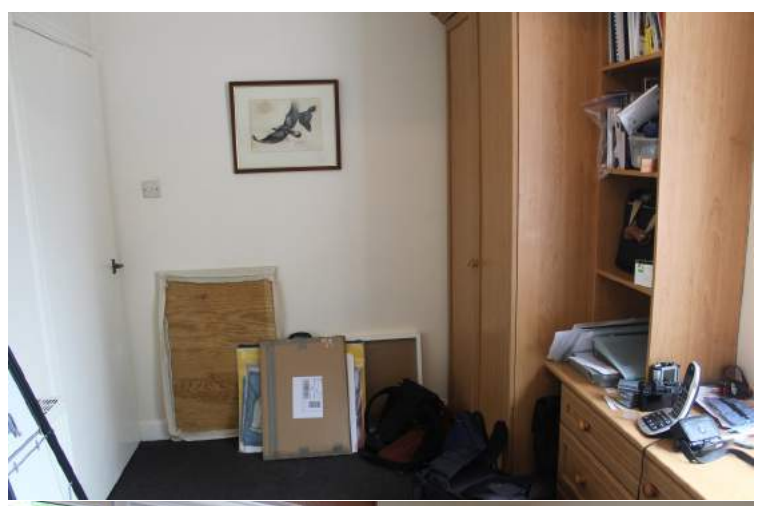
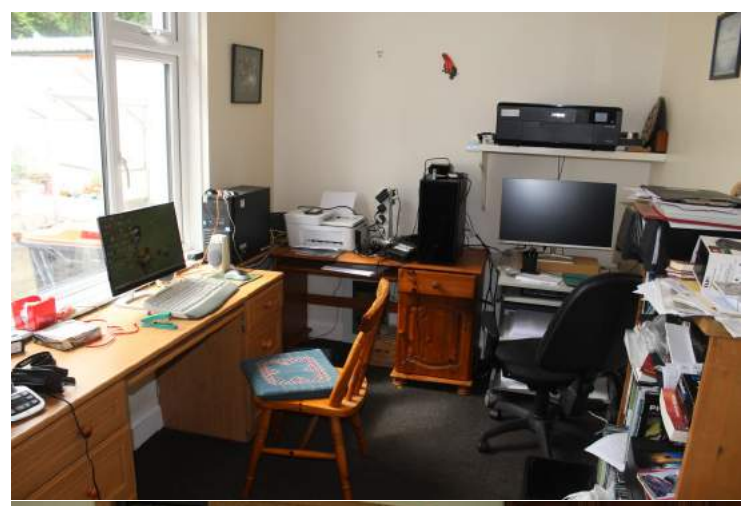
Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

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



While 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 inaccuracy. 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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