

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



4 LOREBURN PARK, DUMFRIES, DG1 1LS

PRICE: OFFERS OVER £280,000



Room dimensions:

Entrance:	3.10m x 5.08m (approx)	Bedroom 4:	3.58m x 3.54m (approx)
Living Room:	5.02m x 4.46m (approx)	Bedroom 5:	3.59m x 3.56m (approx)
Conservatory:	2.97m x 2.23m (approx)	En-suite 1:	1.65m x 1.72m (approx)
Kitchen:	2.71m x 2.98m (approx)	En-suite 2:	1.64m x 2.30m (approx)
Bathroom:	2.18m x 2.16m (approx)		
Bedroom 1:	3.63m x 3.76m (approx)		
Bedroom 2:	3.62m x 3.92m (approx)		
Bedroom 3:	2.28m x 3.60m (approx)		

Viewing are strictly by appointment only by telephoning the selling agents on 01387 267316.

EPC— D

Council Tax Band— C

Home Report can be accessed via our website www.primroseandgordon.co.uk to by emailing us at property@primroseandgordon.co.uk



Spacious detached five bedroom property located in a quiet cul-de-sac just off of Lovers Walk within private enclosed gardens. The property is within walking distance to Dumfries town centre which offers a range of local amenities including supermarkets, restaurants, Primary and Secondary Schools, Post Office, library, rail and bus travel connections. Benefitting from double glazing and gas central heating throughout, off-street parking and private gardens. Viewings are highly recommended.

The accommodation comprises: Conservatory to the side of the property which has views over the rear garden; large entrance hall with two storage cupboards, one of which holds the hot water tank and heating controls; living room with views to the rear of the property, gas fire with marble surround and access to Bedroom 1; Kitchen with views to the front of the property with a good selection of wall and floor cupboards, space and plumbing for white goods, integrated fridge and freezer, electric hob, oven and grill; family bathroom with W.C., washhand basin, corner bath and separate shower cubicle; Bedroom 1 is a double room with views to the rear of the property and built-in wardrobes and drawers; Bedroom 2 is to the side of the property with built-in wardrobes, bedside tables and headboard; Bedroom 3 is a single room to the side of the property; Bedroom 4 and 5 are both double bedrooms with coombed ceilings, in both rooms there is also an en-suite with W.C., washhand basin and electric shower and a walk-in cupboard.



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.

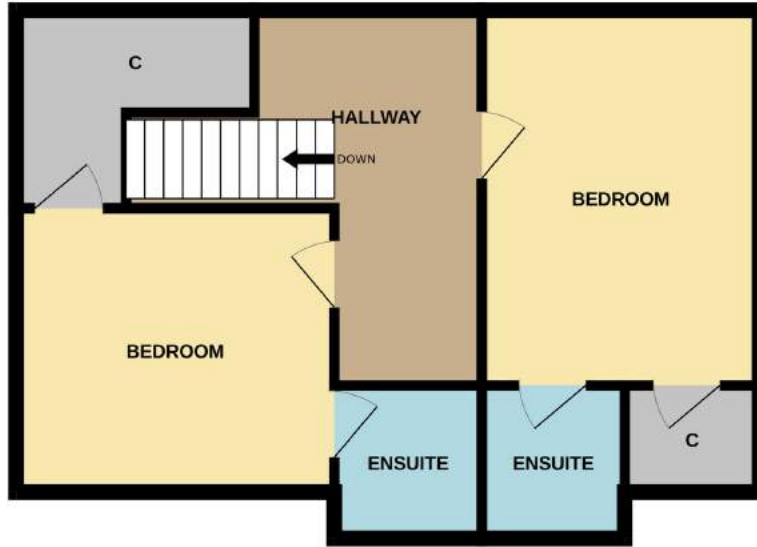
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.









1ST FLOOR



GROUND 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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