

Primrose



Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



**6 MOSS VIEW, GEORGETOWN, DUMFRIES, DG1 4LB**

**PRICE: OFFERS OVER £210,000**



**Room dimensions:**

Living Room	7.39m x 4.27m	(approx)
Kitchen	3.94m x 2.90m	(approx)
Shower Room	1.98m x 1.89m	(approx)
Bedroom 1	3.37m x 3.82m	(approx)
Bedroom 2	3.43m x 3.37m	(approx)
Bedroom 3	2.75m x 3.84m	(approx)
W.C	0.87m x 2.79m	(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](http://www.primroseandgordon.co.uk) to by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This spacious three bedroom detached property is located within the Georgetown area of Dumfries. In close proximity to many local amenities such as supermarkets, library, Post Office, doctor's surgery and chemist, primary and secondary schools, convenience stores, eateries and Dumfries Baptist Church. Benefitting from double glazing and gas central heating throughout, off-street parking and large enclosed garden to the rear.

The accommodation comprises: front entrance hall with under-stairs cupboard; downstairs W.C. and washhand basin; large living room with gas fire and views to both the front and rear of the property; kitchen with both wall and floor cupboards, integrated gas hob, electric grill and oven; three generous sized double bedrooms which all have walk-in storage cupboards; shower room with walk-in corner shower cubicle, W.C. and washhand basin. The garden to the rear is mature and enclosed, the garden shed has electrics incorporated into it and is also included in the sale.



#### **SERVICES**

Mains water, electricity, gas 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.



