



**9 CALSIDE DRIVE, DUMFRIES, DG1 4YG**

**PRICE: OFFERS OVER £155,000**

**Primrose**

**&**

**Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room dimensions:**

Living Room	3.66m x 3.59m	(approx)
Kitchen	2.63m x 4.54m	(approx)
Conservatory	2.88m x 2.79m	(approx)
Bath Room	1.92m x 2.33m	(approx)
Bedroom 1	2.90m x 3.56m	(approx)
Bedroom 2	2.50m x 2.37m	(approx)

**EPC— D**

**Council Tax Band— D**

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) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This semi-detached two bedroom property is located within a well-established area of Calside. Within close proximity to local amenities such as Primary and Secondary Schools, Library, supermarkets, convenience store as well as the newly established Baptist Church which offers a range of activities to the community for all generations. Benefitting from double glazing and gas central heating throughout, kitchen and bathroom newly installed in 2023, off-street parking and easy to maintain gardens. Viewings are highly recommended.

The accommodation comprises: entrance porch with storage cupboard; good size living room with understairs storage cupboard, electric fire; kitchen includes a good selection of floor and wall cupboards, space and plumbing for white goods, integrated electric hob, oven and grill; good sized conservatory to the rear of the property; spacious bathroom with W.C., washhand basin and shower over bath; bedroom 1 is a double bedroom with storage cupboard and views to the front of the house; bedroom 2 is a smaller double room with views to the rear of the property. Both gardens at the property are easy to maintain, the rear garden also has a patio seating area and garden shed which is fitted with electrics, lighting and work benches.



#### **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.



