



13 ARDWALL ROAD, DUMFRIES, DG1 3AQ

PRICE: OFFERS OVER £175,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.92m x 3.99m	(approx)
Kitchen	3.10m x 3.31m	(approx)
Lounge	4.66m x 3.83m	(approx)
Wet Room	2.61m x 1.77m	(approx)
Bedroom 1	3.96m x 3.75m	(approx)
Bedroom 2	3.83m x 2.97m	(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 to by emailing us at property@primroseandgordon.co.uk



Beautifully presented two bedroom semi-detached bungalow situated on Ardwall Road just off Annan Road. Within close proximity to Dumfries town centre and easy access to amenities including shops, supermarkets, restaurants, public transport services and schools. Benefitting from double glazing and gas central heating throughout, off-street parking, spacious and easy to maintain gardens. Viewings are highly recommended.

The accommodation comprises: front entrance hall; living room with large bay window to the front of the property and gas fire; lounge with gas fire and bay window to the side of the property with cushioned seating area; good sized kitchen to the rear of the property with wall and floor cupboards, space and plumbing for white goods, integrated fridge and freezer; bedroom 1 is a double room with views to the front of the property; bedroom 2 is a double bedroom to the rear of the property with built-in wardrobes; the attic in the property is fully floored with light fittings; the garden shed is also fitted with electrics and lighting. The garden to the rear of the property is laid to lawn with a paved seating area and easy to maintain.



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.

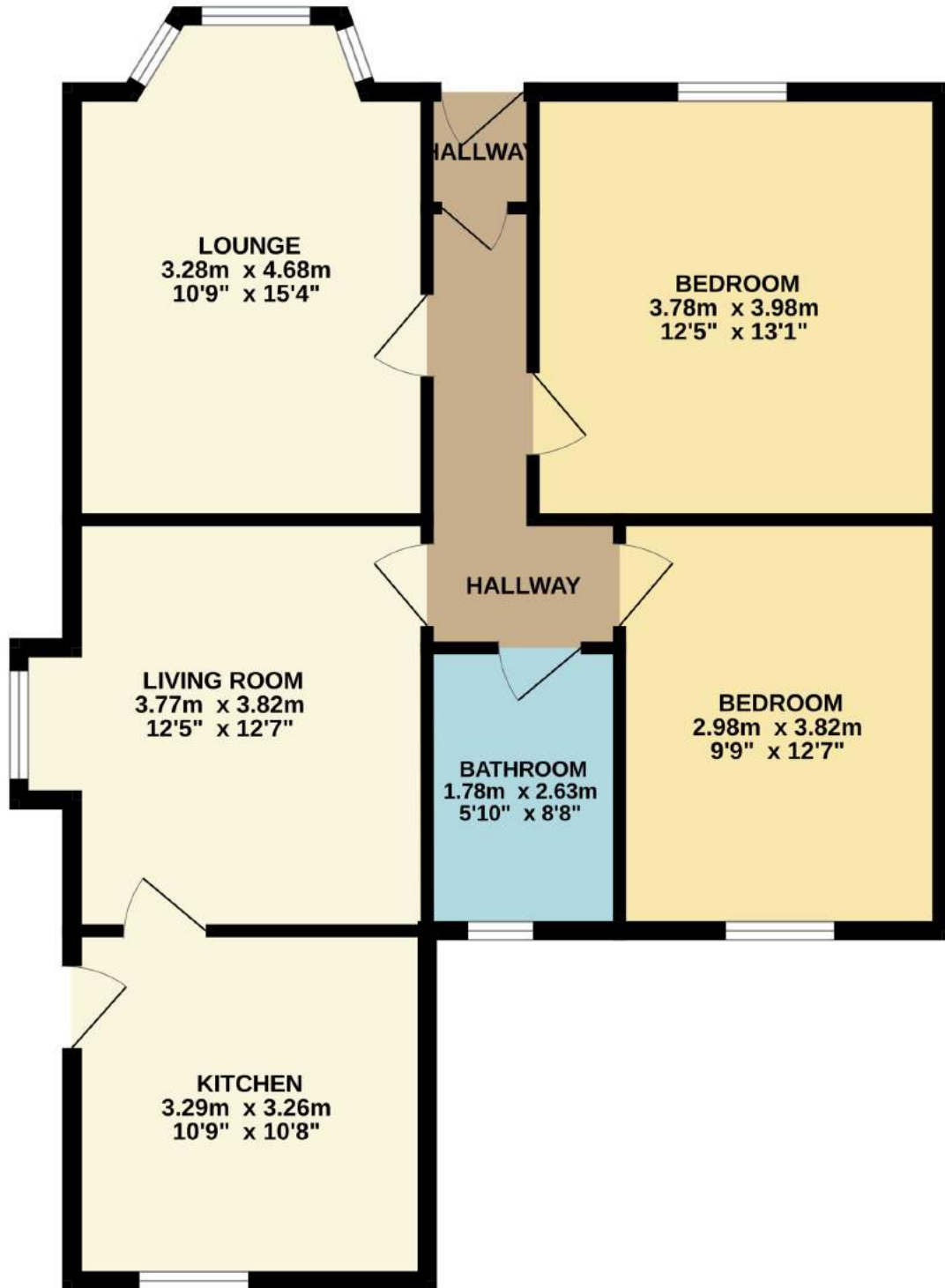
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.





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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