



HERMITAGE, 27 NEW ABBEY ROAD, DUMFRIES, DG2 7NB

PRICE: OFFERS OVER £225,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.66m x 3.85m (approx)
Kitchen	3.32m x 3.69m (approx)
Dining Room	3.94m x 4.23m (approx)
Shower Room	2.49m x 1.64m (approx)
Bedroom 1	3.99m x 3.05m (approx)
Bedroom 2	3.12m x 2.97m (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 or by emailing us at property@primroseandgordon.co.uk



This spacious, two-bedroom detached bungalow is situated on New Abbey Road within the Maxwelltown area of Dumfries. The property has considerable off-street parking and offers the potential to extend over time if required.

It is also just a 10 minute walk from Dumfries town centre which offers a wide range of local amenities including, supermarkets, sports facilities, golf courses, eateries, Primary and Secondary Schools as well as Dumfries & Galloway College and University which is situated on the picturesque Crichton Grounds.

Benefitting from double glazing and gas central heating throughout, ample storage, good sized gardens, generous off-street parking and garage which has electricity installed. The property is currently set out as two bedrooms and two reception rooms but could work equally well as a three bedrooms with one reception room. Viewings are highly recommended.



The accommodation comprises a front entrance porch; living room to the front of the property with bay window and storage cupboards; spacious dining room to the front of the property with bay window and double storage cupboard; kitchen to the rear of the property with wall and floor cupboards, gas hob, electric oven; back porch with large storage cupboard where the boiler and washing machine are located; both bedrooms are double rooms and to the rear of the property; the garden at the front of the property is laid to lawn with mature shrubs and herbaceous plants; the garden to the rear of the property has a large graveled area offering parking spaces for several vehicles, a lawn and flower beds with a paved area leading to the entrance of the property.

SERVICES

Mains water, gas, electricity and mains 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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