



LOCHRUTTON, 6 ST. TERESA'S CRESCENT, DUMFRIES, DG2 0ER

PRICE: OFFERS OVER £115,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.46m x 3.56m (approx)
Kitchen	2.66m x 4.94m (approx)
Wet Room	1.94m x 1.76m (approx)
Bedroom 1	2.63m x 3.62m (approx)
Bedroom 2	2.64m x 2.54m (approx)
Bedroom 3	2.82m x 2.59m (approx)

EPC— D

Council Tax Band— C

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 three bedroom, end terraced property is situated within a quiet cul-de-sac in the Lochside area of Dumfries. In close proximity to local amenities including North West Community Campus, convenience stores, eateries, supermarkets and Post Office. It is also located on a regular bus route into Dumfries town centre. Benefitting from gas central heating throughout and easy to maintain garden to both front and rear. Viewings are highly recommended.

The accommodation comprises: front entrance with storage cupboard; living room with gas fire and views to the front of the property; spacious modern kitchen with floor and wall cupboards, fridge, space and plumbing for washing machine and dishwasher, electric hob and oven; back porch with floor and wall cupboards there is also space for tumble dryer and freezer; bedroom 1 is a double room to the rear of the property with storage cupboard; bedroom 2 is a double room to the front of the property with storage cupboard and access to the attic; bedroom 3 is a single room to the front of the property with storage cupboard; wet room with W.C., washhand basin and electric shower. The garden to the front of the property is laid to lawn and bordered with mature shrubs and is easy to maintain; the garden to the rear of the property is laid to lawn with paved seating area.



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.

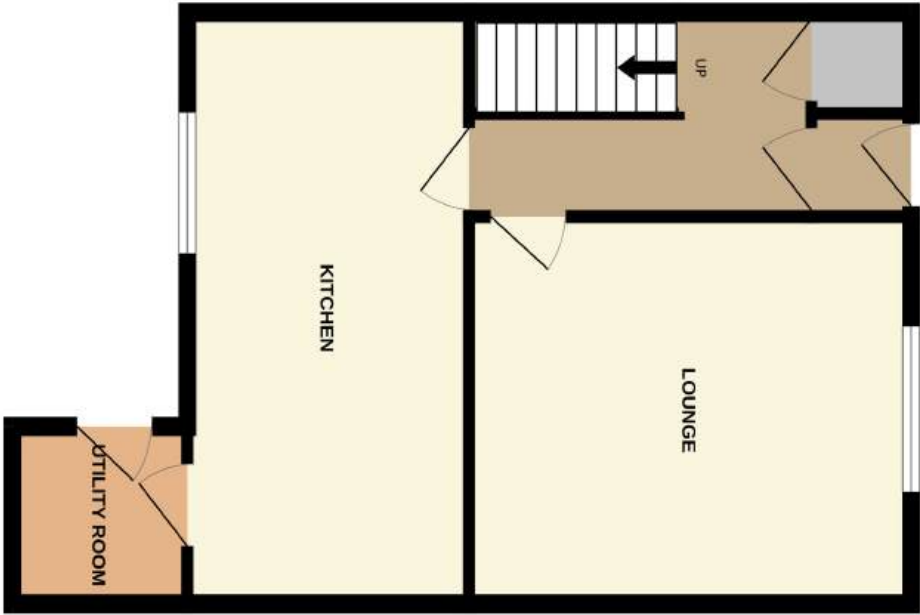
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-

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.

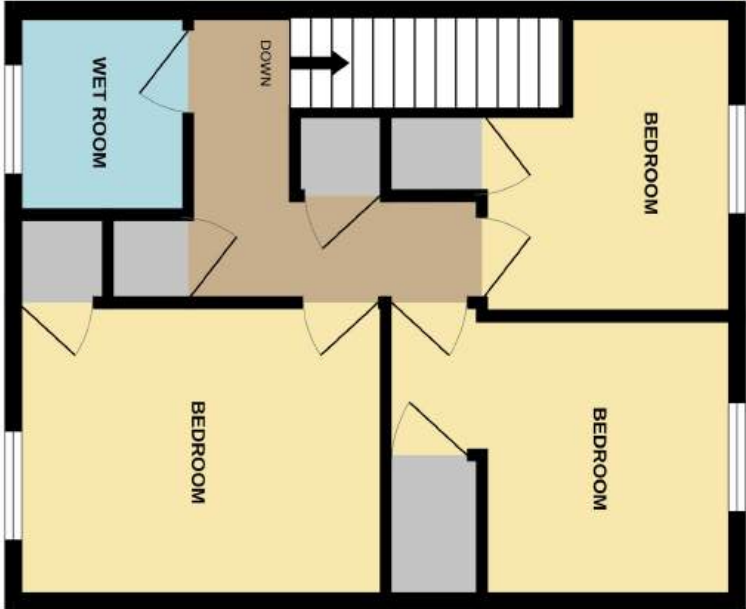




GROUND FLOOR



1ST 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 seller does not warrant the accuracy of the information shown and no guarantee as to their operability or efficiency can be given.

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