



**20 NUNHOLM PARK, NUNHOLM, DUMFRIES, DG1 1JP**

**PRICE: OFFERS OVER £335,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	3.97m x 5.82m	(approx)
Dining Room	3.02m x 3.41m	(approx)
Kitchen	3.93m x 2.84m	(approx)
Utility Room	2.13m x 2.41m	(approx)
Shower Room	1.69m x 2.06m	(approx)
Bedroom 1	3.44m x 2.72m	(approx)
Bedroom 2	3.81m x 4.01m	(approx)
Bedroom 3	3.94m x 3.88m	(approx)
Bedroom 4	3.81m x 3.95m	(approx)
Study	1.64m x 2.04m	(approx)
Bathroom	2.01m x 2.47m	(approx)

**EPC— E**

**Council Tax Band— G**

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, four bedroom detached property situated within a quiet cul-de-sac in the Nunholm area of Dumfries. The property is conveniently situated just a short walk from Dumfries town centre which offers a wide range of local amenities such as supermarkets, doctors surgeries, chemists, both primary and secondary schools, eateries, leisure facilities including Dumfries Cricket Club as well as travel connections via rail and bus. Benefitting from off-street parking, double glazing, garage and an easy to maintain garden. Viewings are highly recommended.

The accommodation comprises: spacious front entrance hall; large living room with views to the front and side of the property; dining room with views to the front of the property; spacious kitchen and utility room with both floor and wall cupboards, space and plumbing for white goods; three spacious double bedrooms two of which have built-in wardrobes; small single room with views to the rear of the property; small office/study; shower room with corner shower, washhand basin and W.C.; spacious family bathroom with washhand basin, W.C. and bath; the rear garden is laid to lawn and easy to maintain; single garage to the side of the property.



#### **SERVICES**

Oil heating, electricity, mains water 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.







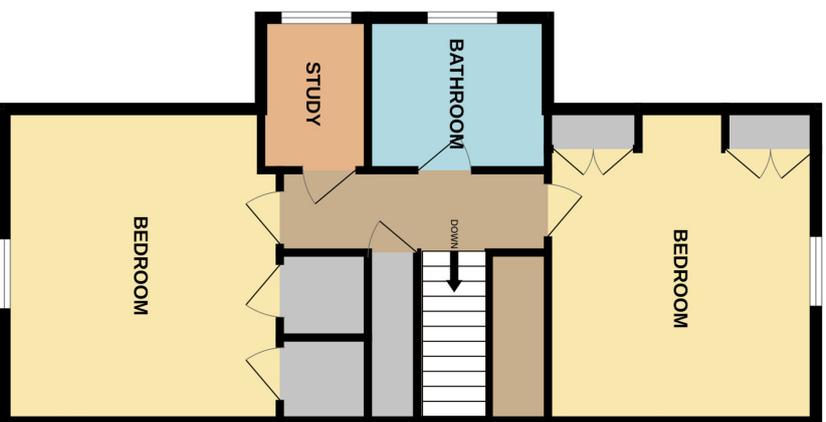




GROUND FLOOR



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 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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