



**REDUCED IN PRICE £6,000 BELOW VALUATION**

**120 LAGHALL COURT, KINGHOLM QUAY, DUMFRIES, DG1 4SX**

**PRICE: OFFERS OVER £99,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	2.45m x 6.76m	(approx)
Kitchen	2.73m x 2.61m	(approx)
Dining Room	2.98m x 3.37m	(approx)
Shower Room	1.94m x 1.69m	(approx)
Bedroom 1	3.12m x 3.69m	(approx)
Bedroom 2	2.78m x 4.14m	(approx)

**EPC— F**

**Council Tax Band— B**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed through 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 two bedroom mid-terraced house situated in the popular area of Kingholm Quay, Dumfries. The property itself is in need of some upgrading however it does benefit from double glazing, log burning stove, electric immersion heating throughout, large storage cupboards and good sized front and back gardens. This property will be appealing to a range of buyers and viewings are highly recommended.

The accommodation comprises: front entrance hall with large storage cupboard; large living room with feature log burner, large front window and bi-folding doors leading to the dining room; good sized dining room with large window to the rear; kitchen with both wall and floor cupboards, space and plumbing for white goods; bathroom with steam corner shower, hand basin & W.C; master bedroom with large window to the front of the property and two storage cupboards that can be used as wardrobes; double bedroom with window to the rear of the property; good sized gardens to the front and rear of the property.



#### **SERVICES**

Mains water, 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.

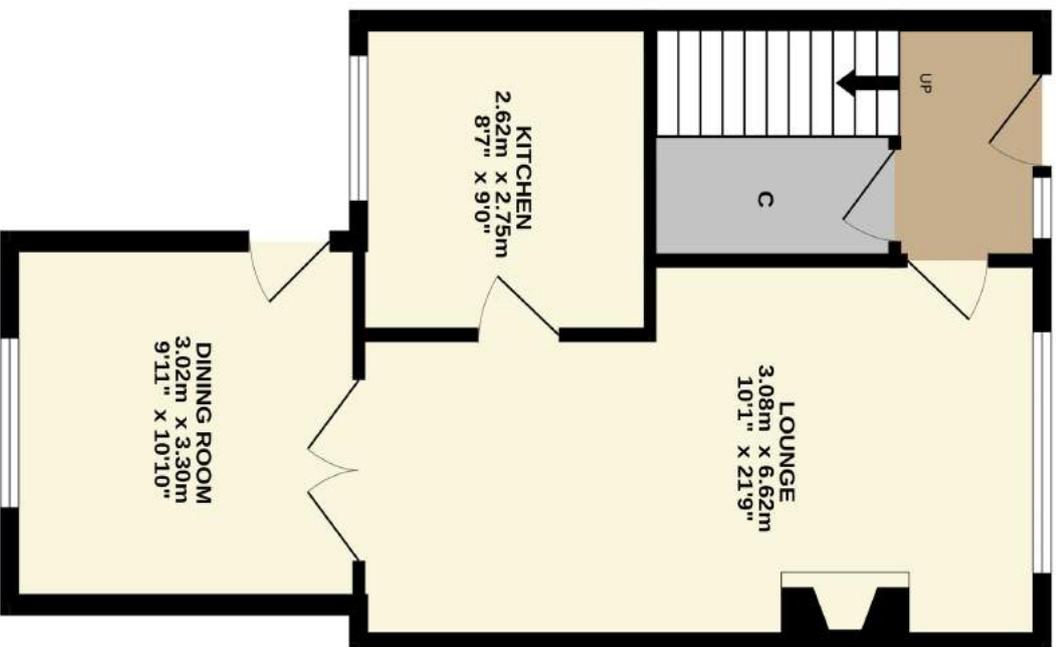




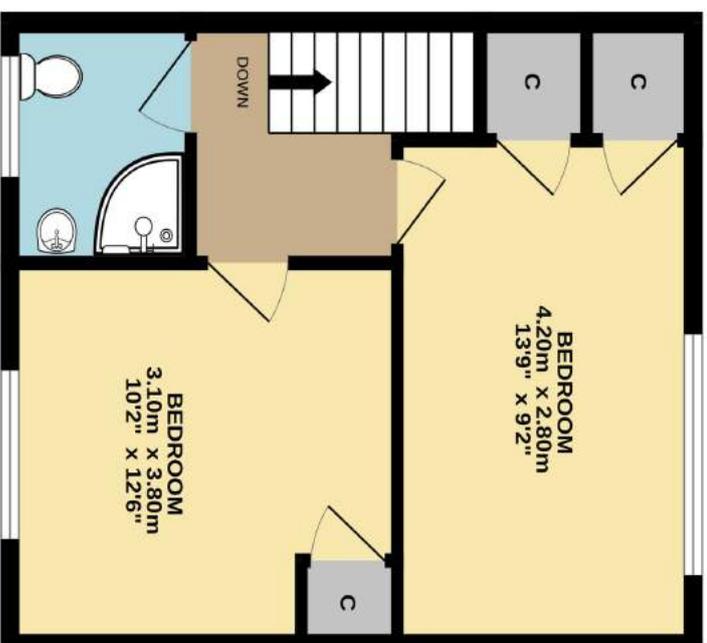




GROUND FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operation can be given.  
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