



**5 NITHSDALE PLACE, NOBLEHILL, DUMFRIES, DG1 3HT**

**PRICE: OFFERS IN THE REGION OF £200,000**

**Primrose & Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



**Room Dimensions:**

|               |               |          |
|---------------|---------------|----------|
| Entrance Hall | 2.42m x 2.01m | (approx) |
| Living Room   | 4.56m x 3.97m | (approx) |
| Dining Room   | 3.30m x 2.85m | (approx) |
| Kitchen       | 3.13m x 2.63m | (approx) |
| Utility Room  | 1.35m x 3.11m | (approx) |
| Shower Room   | 2.08m x 2.12m | (approx) |
| Bedroom 1     | 3.30m x 3.40m | (approx) |
| Bedroom 2     | 3.86m x 3.05m | (approx) |
| Bedroom 3     | 2.46m x 2.23m | (approx) |
| Garage        | 3.45m x 5.66m | (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](http://www.primroseandgordon.co.uk) to by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This spacious three bedroom property is situated within a quiet cul-de-sac in the sought after Noblehill area of Dumfries. The property is within walking distance of Noblehill Primary School as well as Dumfries town centre which offers a range of supermarkets, eateries, leisure facilities and travel connections via both bus and rail. Benefitting from double glazing, gas central heating, off-street parking and garage. The property is in need of some modernisation but will be appealing to a wide range of potential purchasers and viewings are highly recommended.

The accommodation comprises: front entrance hall with large storage cupboard; large living room/diner with feature gas fire, windows to both the front and rear of the property; kitchen with both wall and floor cupboards, space and plumbing for white goods, three storage cupboards; shower room with electric corner shower, washhand basin and W.C.; bedroom 1 to the rear of the property with built-in wardrobe and storage unit; bedroom 2 to the front of the property with built-in wardrobe; bedroom 3 is a small box room with storage cupboard; large garage with electric installed; rear garden is of a good size with easy to maintain grass throughout.



#### **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.





