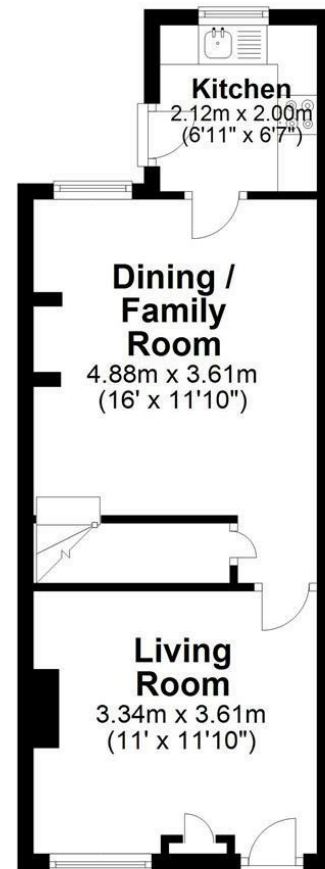
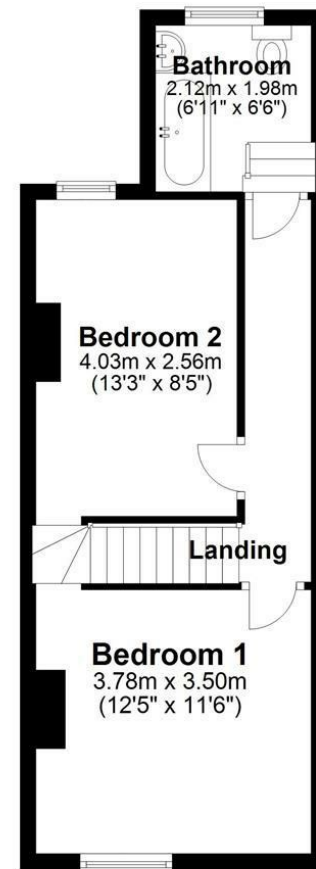


**Ground Floor**  
 Approx. 33.9 sq. metres (364.6 sq. feet)



**First Floor**  
 Approx. 33.5 sq. metres (360.8 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A wonderful town centre fully renovated mid terrace house boasting superb interior style, rear yard & on road parking. Having undergone an extremely comprehensive scheme of renovation throughout, the excellently located property is within walking distance of Barony Park, Sainsburys & all town centre facilities.

The deceptively spacious property requires prompt inspection to appreciate the space on offer.

UPVC D.G. & GAS C.H.

NO CHAIN