



MISREPRESENTATION ACT 1967.

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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.

This appealing, two bedroomed mid-terrace cottage is situated in an ideal location with Barony Park and the town centre within easy walking distance. The accommodation comprises:- Lounge, dining room, kitchen, utility room, bathroom and separate WC on the ground floor and on the first floor two good size double bedrooms. There is a garden at the rear of the property. House benefits of having a separate single garage.

EPC rating D

COUNCIL TAX BANDING B