



**32 Main Street, New Abbey, Dumfries, DG2 8BY**

**Detached four-bedroom house, quietly tucked away from the main street in New Abbey**

- Lounge
- Sitting room
- Spacious, fully fitted kitchen with a separate dining area
- Cloakroom
- Convenient ground floor WC
- Master bedroom with en-suite shower room
- Three further well-proportioned bedrooms
- Family bathroom
- Private gardens sectioned with a mix of slabs, gravel and lawn
- Private driveway

## Location

New Abbey is a peaceful village situated 6–8 miles south of Dumfries. It features both historical and natural beauty.

Local amenities include: Convenience store, public house, doctor's surgery, tea-room and a primary school

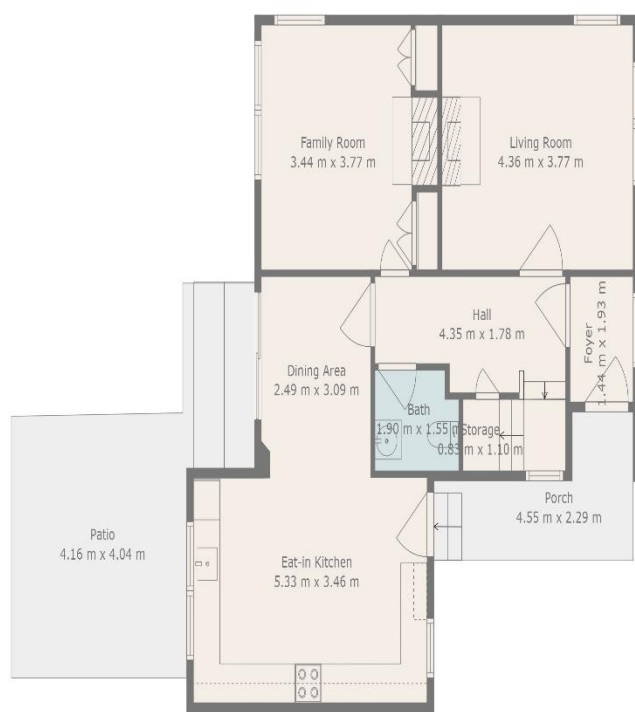
A local bus route runs through the village, offering easy access to Dumfries town centre. For longer journeys, Dumfries railway station provides frequent services. Train and bus routes are also available from Lockerbie, a nearby small town that is linked to Dumfries by a regular bus service.

## Viewing Arrangements

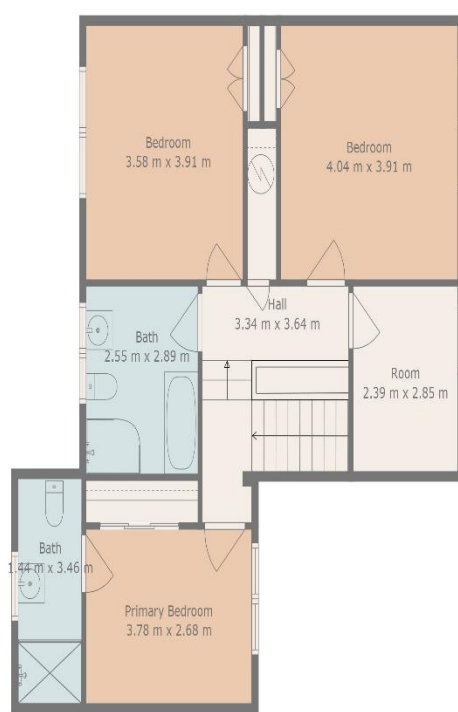
By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







Floor 1



Floor 2



# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

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Edinburgh

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It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

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