



**10 SLATER PLACE**  
DUMFRIES, DG1 3TF  
**PRICE: OFFERS OVER £152,000**

Primrose & Gordon

**SOLICITORS AND ESTATE AGENTS**

ESTABLISHED 1782



Room dimensions:

Living room	13'05" x 14'09" (approx)
Kitchen	7'10" x 11'03" (approx)
Bathroom	6'06" x 7'11" (longest & widest) (approx)
Bedroom 1	12'08" x 11'07" (approx)
En-suite	8'04" x 3'11" (approx)
Bedroom 2	9'09" x 12'03" (approx)
Garage	17'06" x 8'08" (approx)

Home Report—[www.onesurvey.org](http://www.onesurvey.org)

**EPC = D**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316. This will be subject to compliance with current Covid-19 regulations.



Attractive, spacious detached two bedroom bungalow on a corner plot. Situated in the popular residential area of Heathhall on the outskirts of Dumfries. Situated close to the A75 it is also well placed for commuting to Annan or Carlisle. The property is situated very conveniently to a range of local amenities including Supermarkets and Primary School and is also close to Dumfries town centre which benefits from a range of shops, restaurants and Post Office. The property itself is in good decorative order and is very well maintained, benefits from detached garage, off-street parking, double glazing, gas central heating and good sized garden. Viewing is highly recommended.

The accommodation comprises: entrance hallway with built-in cupboard. Bright living room with front facing window, gas fire with wooden mantel and marble hearth. Kitchen with wall and base units, sink with mixer tap, vegetable preparation area and right hand drainer, built-in electric oven and 4 ring electric hob with extractor fan, door to side, washing machine and fridge are included in sale. Bathroom with W.C., washhand basin and bath. Two double bedrooms, both rear facing, one en-suite with W.C., washhand basin and shower cubicle, part tiled. Front garden is laid to stone chips with drive to detached garage, garage has lights, tap and door to rear. Large rear garden mostly laid to lawn with patio area, stone chips, clothes whirly, shrubs and bushes, water fountain (not working).



### **SERVICES**

Mains gas, 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.







## 10 Slater Place, Heathhall, Dumfries



This plan is for illustrative purposes only and may not represent the property. Plan not to scale.