



85 WELLINGTON AVENUE, HEATHHALL, DUMFRIES, DG1 3SD

PRICE: OFFERS OVER £125,000

Primrose

&

Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	4.23m x 3.74m	(approx)
Kitchen	2.38m x 3.73m	(approx)
Bathroom	1.91m x 1.78m	(approx)
Bedroom 1	3.77m x 2.74m	(approx)
Bedroom 2	1.87m x 2.86m	(approx)

EPC— C

Council Tax Band— C

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 to by emailing us at property@primroseandgordon.co.uk



This two bedroom semi-detached house is situated in Heathhall, a popular residential area located on the edge of Dumfries. The property is within walking distance of Heathhall Primary School, local convenience store, hairdresser's and only a short drive to Dumfries town centre which offers a range of supermarkets, eateries, leisure facilities as well as rail and bus connections. Benefitting from double glazing and gas central heating throughout, kitchen installed in 2023 and off-street parking. This property would be perfect for a first-time buyer, viewings are highly recommended.

The accommodation comprises: small front entrance porch; large living room with stairs leading to the first floor; modern white kitchen with floor and wall cupboards, space and plumbing for white goods, integrated gas hob and oven, window to the rear; master bedroom to the front of the property, storage cupboard and walk-in wardrobe; bedroom 2 is small single room to the rear; modern bathroom with shower over bath, washhand basin and W.C; large rear garden which is mostly grass with decking area.



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.

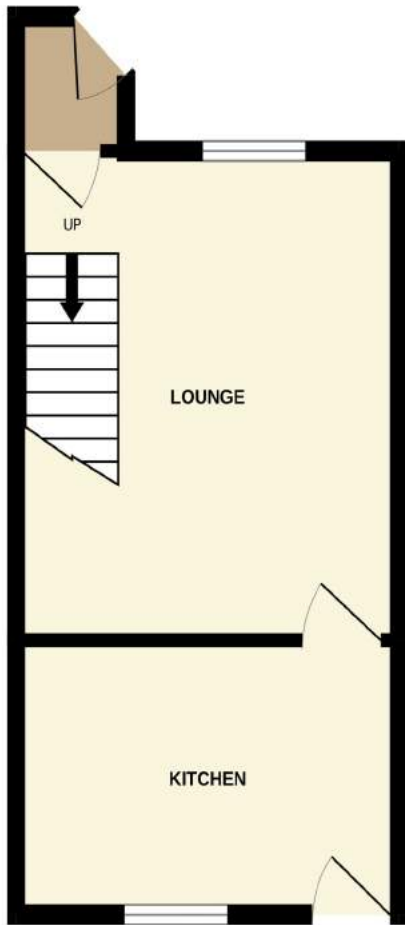




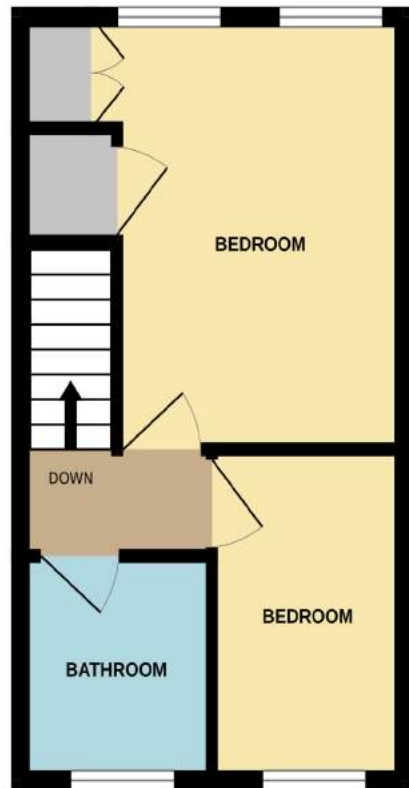




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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