



6 BAXTER COURT, HEATHHALL, DUMFRIES, DG1 3RY

PRICE: OFFERS OVER £115,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room	3.47m x 4.41m	(approx)
Kitchen	2.37m x 4.78m	(approx)
Conservatory	4.78m x 2.99m	(approx)
Shower Room	1.66m x 2.09m	(approx)
Bedroom 1	3.19m x 2.93m	(approx)
Bedroom 2	2.63m x 3.21m	(approx)

EPC— C

Council Tax Band— B

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 spacious, two bedroom mid-terrace property is situated in Heathhall, a popular residential area on the outskirts of Dumfries. Located within walking distance to Heathhall Primary school, Lochthorn Library, convenience stores, hairdressers and only a short drive to Dumfries Town centre which offers a range of supermarkets, eateries, leisure facilities as well as travel connections via bus and rail. Benefitting from double glazing and gas central heating throughout with the bonus of two allocated parking spaces to the rear of the property.

The accommodation comprises: spacious living room with large window to the front of the property, feature gas fire with marble surround, stairs leading to the first floor; modern kitchen/diner with space for a dining room table, wall and floor cupboards, space and plumbing for white goods, gas cooker; spacious Conservatory leading to the rear garden which is paved; two double bedrooms located on the first floor; bedroom 1 features views to the front, a large walk-in wardrobe with sliding doors and two storage cupboards; bedroom 2 is to the rear of the property with two built-in wardrobes; shower room with electric corner shower, washhand basin and W.C.; large easily-maintained front garden which is partially laid to lawn.



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:-

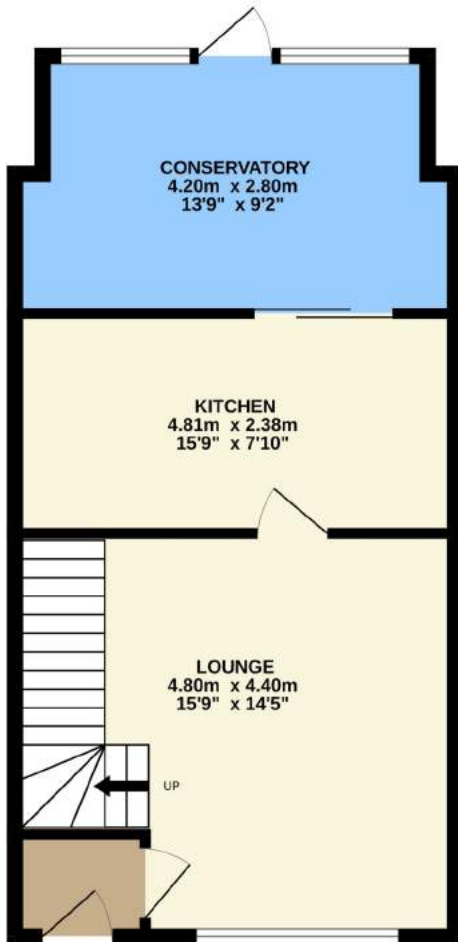
These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included 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.



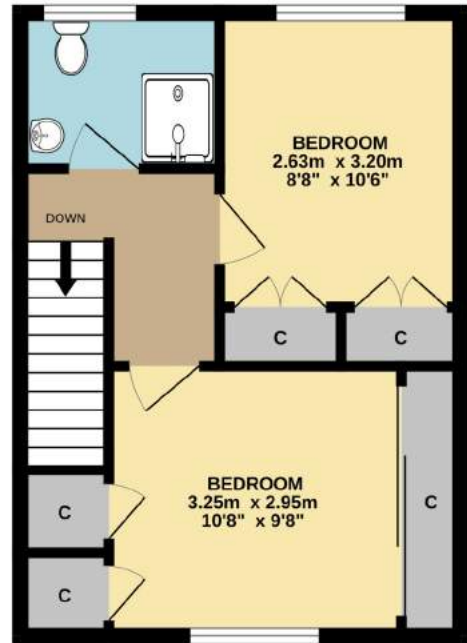




GROUND FLOOR



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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