



4 HUNTER AVENUE, HEATHHALL, DUMFRIES, DG1 3UX

PRICE: OFFERS IN THE REGION OF £210,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 6.35m x 3.09m (approx)
 Kitchen 3.29m x 2.72m (approx)
 Bathroom 2.02m x 1.88m (approx)
 Bedroom 1 3.75m x 2.98m (approx)
 En-suite 1.49m x 1.44m (approx)
 Bedroom 2 3.24m x 2.43m (approx)
 Bedroom 3 2.23m x 2.26m (approx)

EPC— D

Council Tax Band— D

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



This spacious detached bungalow is situated in the well-established residential area of Heathhall on the outskirts on Dumfries. Within close proximity to Heathhall Primary School and other local amenities such as hairdressers, convenience stores, supermarkets, library and Bannatyne Health Club. The property is also situated on a regular bus route into Dumfries town centre where you can get onward connections via both bus and rail. Benefitting from double glazing and gas central heating throughout, spacious gardens, off-street parking for several cars and garage to the side of the property. Viewings are highly recommended.

The accommodation comprises: front entrance hall; spacious living room with gas fire and bay window with views to the side of the property; kitchen with both wall and floor cupboards, space and plumbing for washing machine, the gas cooker installed is also included in the sale; bedroom 1 is a double room with walk-in wardrobe, en-suite and views to the rear of the property; en-suite shower room with W.C., washhand basin and shower cubicle; bedroom 2 is a double room with built-in wardrobes and views to the front of the property; bedroom 3 is a small double room with views to the front of the property; bathroom with W.C., washhand basin and bath; the gardens surrounding the property are laid to lawn with paved seating area to the rear garden shed is also included in the sale.



SERVICES

Mains water, gas, 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.

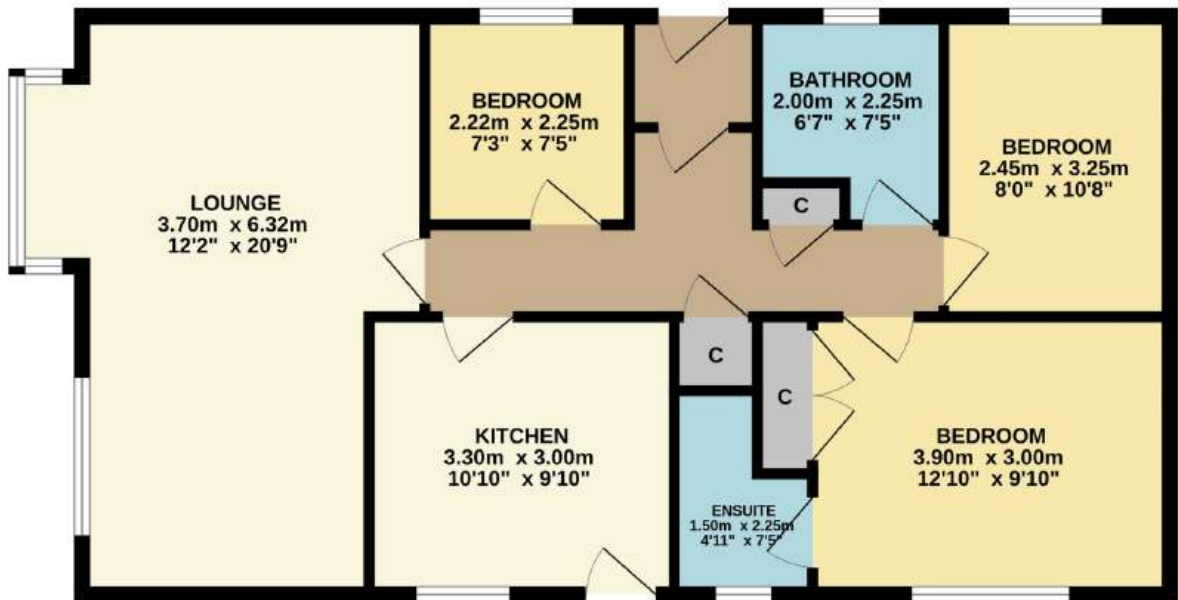








GROUND FLOOR



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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