



TIREE, 29 ARROL DRIVE, HEATHHALL, DUMFRIES, DG1 1UD

PRICE: OFFERS OVER £210,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 3.48m x 4.28m (approx) Study 2.56m x 3.74m (approx)

Conservatory 3.61m x 3.12m (approx) Shower Room 1.65m x 1.93m (approx)

Kitchen 2.38m x 3.74m (approx) Bedroom 1 3.69m x 2.60m (approx)

Dining Area 2.56m x 3.26m (approx) Bedroom 2 3.26m x 2.69m (approx)

Council Tax Band— D EPC— 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 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, good sized garden to the rear, off-street parking for up to 4 cars and garage to the rear of the property. Viewings are highly recommended.

The accommodation comprises: front entrance hallway with large storage cupboard; living room with electric display fire and sliding patio doors leading to a paved seating area at the front of the property; kitchen with both wall and floor cupboards, space and plumbing for washing machine, integrated fridge, integrated gas hob, separate electric oven and grill; good sized dining area; conservatory to the rear of the property overlooking neighbouring fields; two double bedrooms which both have double built-in wardrobes; shower room with W.C., washhand basin and corner shower cubicle; the garden to the rear of the property is laid to lawn with paved areas.



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

