



18 WHINNY RIG, HEATHHALL, DUMFRIES, DG1 3RJ

PRICE: OFFERS OVER £160,000

Primrose & Gordon

SOLICITORS AND ESTATE AGENTS

ESTABLISHED 1782



Room dimensions:

Living Room 3.94m x 3.65m (approx)

Kitchen 2.85m x 3.18m (approx)

Sun Room 2.41m x 3.77m (approx)

Shower Room 1.66m x 1.98m (approx)

Bedroom 1 3.35m x 3.18m (approx)

Bedroom 2 3.34m x 2.64m (approx)

EPC— D

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



This spacious two bedroom semi-detached bungalow is situated in the well-established residential area of Heathhall on the outskirts of 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 onwards connections via both bus and rail. Benefitting from double glazing and gas central heating throughout and off-street parking. Viewings are highly recommended.

The accommodation comprises: entrance porch; living room to the front of the property with gas fire; bright sun room to the side of the property with patio doors leading to the rear of the property; kitchen with floor and wall cupboards, gas cooker, space and plumbing for washing machine, fridge and freezer; shower room with W.C., washhand basin and corner electric shower; bedroom 1 is a double room to the rear of the property with built-in wardrobes and storage; bedroom 2 is a double room to the front of the property with built-in wardrobes. The gardens surrounding the property are paved and bordered with mature shrubs.



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.



