



3 Downs Way, Heathhall, Dumfries, DG1 3RE

Offers over £138,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

T: 01387 257 272 | E: web@braidwoods.com
www.braidwoods.com

A lovely three bedroom semi detached family home located in a popular Heathhall area of Dumfries.

A lovely three bedroom semi detached family home located in a popular Heathhall area of Dumfries. The property offers spacious living accommodation with a great amount of outdoor space. Heathhall has its own primary school, nursery and convenience shop. This property is located on a regular bus route which gives easy access to the town centre.

ACCOMMODATION

Sitting Room, Kitchen, Dining Room, 3 Bedrooms, Bathroom. Garage. Driveway. Gardens to front and rear.

ENTRANCE HALL

Entered through UPVC door with opaque glazed panels. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

SITTING ROOM (4.31M X 3.74M OR 14'1" X 12'2")

Window to the front with vertical blinds, curtain pole and curtains. Decorative stainless steel ceiling light. Central heating radiator with thermostat controls. Telephone and television points. Fitted carpet.



KITCHEN (4.72M X 2.42M OR 15'5" X 7'9")

Two windows to the rear with roller blinds. Two stainless steel ceiling lights. Fitted base and wall units. Gas hob and oven with stainless steel extractor hood over. Stainless steel sink and drainer. Tiled splashback. Space and plumbing for washing machine and fridge freezer. Central heating radiator with thermostat controls. Wooden effect flooring. Large shelved under stair cupboard. Through arch into Dining Room.



DINING ROOM (2.89M X 2.46M OR 9'5" X 8')

French doors into the rear garden with curtain pole and curtains. Ceiling light. Central heating radiator with thermostat controls. Wooden effect flooring.

From the Entrance Hall carpeted staircase to the Landing.

LANDING

Window to the side with curtains. Ceiling light. Access hatch to storage loft. Fitted carpet.



BEDROOM 1 (3.49M X 2.75M OR 11'4" X 9')

Window to the rear with roller blind, curtain pole and curtains. Decorative ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 2 (3.32M X 2.62M OR 10'9" X 8'5")

Window to the front with curtains. Ceiling light. Telephone point. Central heating radiator with thermostat controls. Shelved airing cupboard housing 'Worcester' central heating boiler. Fitted carpet.



BEDROOM 3 (1.93M X 2.37M OR 6'3" X 7'7")

Window to the front with curtains. Ceiling light. Central heating radiator with thermostat controls. Telephone point. Fitted carpet.

BATHROOM (1.81M X 1.55M OR 5'9" X 5'1")

Opaque glazed window to the rear with roller blind. Ceiling light. Bath with 'Mira Jump' shower over and shower screen. W.C. Wash hand basin. Ladder style central heating radiator. Tiled flooring.

GARAGE (4.78M X 2.69M OR 15'6" X 8'8")

Up and over to the front. Full light and power. Fuse box and meters.

OUTSIDE

Paved and gravel driveway leading to the Garage. Lawn to the front. Lawn to the rear with flower borders.

NOTES

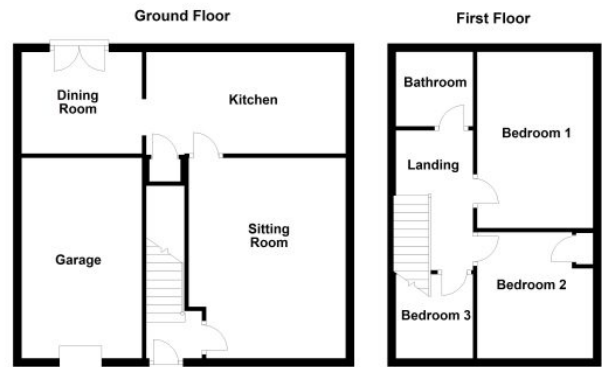
This property has an ample supply of power points, full central heating and full double glazing. All fixed floor coverings and window dressings are included in the sale. Home Report available on www.onesurvey.org. EPC Band C. Council Tax Band C.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

ENTRY

By negotiation.



DIRECTIONS

Leaving Dumfries along the A701 at the roundabout next to the Heathhall Garden Centre and Tesco petrol station take the second exit into Tinwald Downs Road then first left into Downs Way. Take the first exit at the mini roundabout and number 3 is on the left.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.



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