



31 Auchenkeld Avenue, Heathhall, Dumfries, DG1 3QY

Offers over £126,000



A well presented two bedroom semi detached bungalow in the popular residential area of Heathhall.

A well presented two bedroom semi detached bungalow in the popular residential area of Heathhall. This property offers generous sized rooms, with a good amount of outdoor space and ample driveway parking. This property is within walking distance of a primary school and local shop, while many other amenities can be found a short drive away in Dumfries town centre. Regular public transport routes can be found nearby.

ACCOMMODATION

Entrance Vestibule, Hall, Sitting Room, Dining Kitchen, 2 Bedrooms, Bathroom. Garage. Garden to front and rear. Driveway.

ENTRANCE VESTIBULE (1.22M X 0.78M OR 4'3" X 2'5")

Entered through UPVC door to the front with opaque glazed panels and side light. Ceiling spot light. Fitted carpet.

HALL

Ceiling light. Coving. Loft hatch. Central heating radiator with thermostat controls. Fitted carpet.

SITTING ROOM (3.83M X 3.51M OR 12'5" X 11'5")

Window to the front with vertical blinds, curtain pole and curtains. Ceiling light. Coving. Television point. Alcove with fitted unit. Gas fire set on marble hearth with wooden mantle. Central heating radiator with thermostat controls. Fitted carpet.



KITCHEN (3.82M X 2.75M OR 12'5" X 9'3")

Window to the rear. UPVC door to the rear garden with opaque glazed panel. Ceiling strip light. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashback. Electric hob and oven with extractor hood over. Integrated fridge freezer. Space and plumbing for washing machine and tumble dryer. Built in shelved storage cupboard. Central heating radiator with thermostat controls. Tile effect flooring.

BEDROOM 1 (3.21M X 3.05M OR 10'5" X 10'1")

Window to the rear, curtain pole and curtains. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 2 (2.63M X 3.04M OR 8'6" X 9'9")

Window to the front with vertical blinds, curtain pole and curtains. Coving. Ceiling light. Central heating radiator with thermostat controls. Two built in storage cupboards. Fitted carpet.

BATHROOM (1.86M X 1.54M OR 6'1" X 5'5")

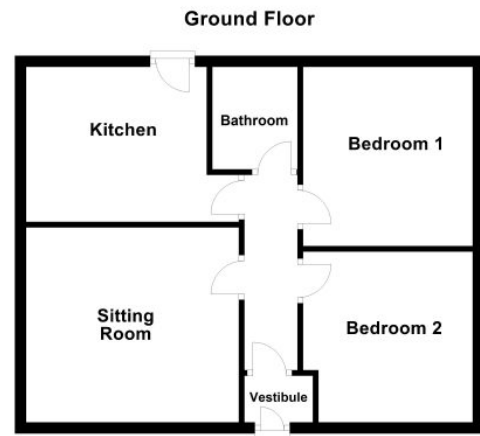
Opaque glazed window to the rear. Ceiling light. Bath with electric 'Mira Sport' shower over. Tiled splashback. W.C. Wash hand basin. Chrome central heating radiator with thermostat controls. Fitted carpet.

GARAGE (2.57M X 4.76M OR 8'4" X 15'6")

Doors to the front. Window to the side. Full light and power.

OUTSIDE

Gravel garden to the front. Driveway to the side leading to the Garage. Lawn to the rear. Access ramp.



NOTES

This property has an ample supply of power points, full double glazing and full gas central heating. All fixed floor coverings, window dressings and integrated appliances are included in the sale. No guarantees are given with any white goods included. Home Report available on www.onesurvey.org. EPC Band D. Council Tax Band C.

ENTRY

Negotiable.

VIEWINGS

Contact Seller directly on 07746850349 or Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving Dumfries on the Edinburgh Road continue past the garden centre on the left. At the roundabout take the second exit onto Tinwald Downs Road. Bear left where signposted for Heathhall. At the roundabout take the first exit onto Downs Way. Take the second right onto Auchenkeld Avenue and number 31 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.



BRAIDWOODS

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