



11 Heathhall Terrace, Dumfries, DG1 1TU

Offers over £80,000



  
**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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[www.braidwoods.com](http://www.braidwoods.com)

CLOSING DATE SET TUESDAY 5TH APRIL AT 12 NOON. Requiring modernisation, this two bedroom terraced property offers generously proportioned rooms and a fully enclosed rear garden.

Requiring modernisation, this two bedroom terraced property offers generously proportioned rooms and a fully enclosed rear garden. Located within easy reach of all amenities, this property has a convenience shop and garden centre on its doorstep. Regular public transport routes pass nearby offering easy access into the town centre.

### ACCOMMODATION

Sitting Room, Kitchen, 2 Bedrooms, Bathroom.  
Garden ground to front and rear.

### SITTING ROOM (3.90M X 3.76M OR 12'8" X 12'3")

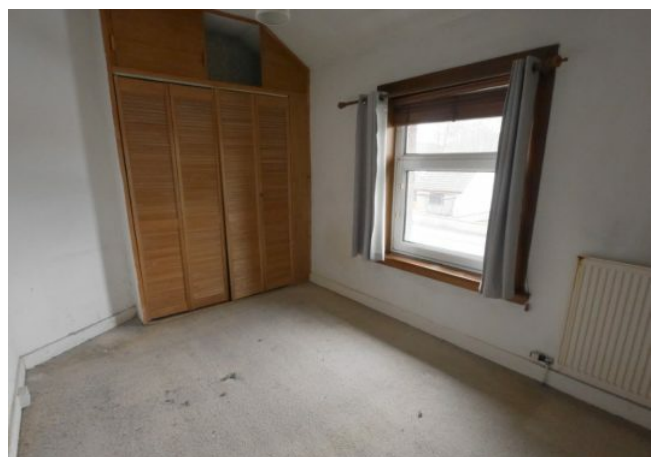
Window to the front with venetian blinds, curtain pole and curtains. Coving. Decorative ceiling lights. Central heating radiator with thermostat controls. Gas fire set on stone surround. Television and telephone points. Fitted carpet.

### KITCHEN (2.60M X 4.39M OR 8'5" X 14'4")

Window to the rear with venetian blinds. External door to the rear with opaque panels. Stainless steel ceiling spot lights. Coving. Central heating radiator with thermostat controls. Fitted base and wall units. Stainless steel sink and drainer. Slot in cooker. Washing machine. Integrated fridge freezer. Under stair cupboard with shelving. Fitted carpet.

Carpeted staircase from the front door leading to the Landing.

### LANDING



### BEDROOM 1 (3.93M X 2.62M OR 12'8" X 8'7")

Window to the front with horizontal blinds, curtain pole and curtains. Central heating radiator with thermostat controls. Built in wardrobe with hanging rails and shelves. Built in storage cupboard. Fitted carpet.

### BEDROOM 2 (3.75M X 2.72M OR 12'3" X 8'9")

Window to the rear with venetian blind, curtain pole and curtains. Ceiling light. Fitted wardrobe with hanging rail and shelves. Central heating radiator with thermostat controls. Coat hooks. Fitted carpet.

### BATHROOM (2.16M X 2.67M OR 7'1" X 8'9")

Opaque glazed window to the rear with roller blind. Ceiling light. Bath with shower over and shower screen. WC. and wash hand basin both set in fitted vanity units. Chrome ladder style central heating radiator. Respatex wall cladding. Fitted carpet.

### OUTSIDE

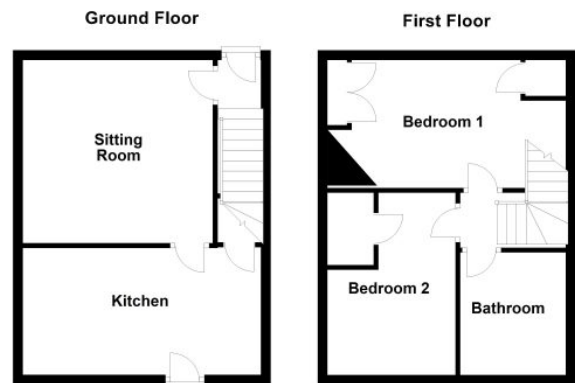
Rear garden with lawn and patio areas. Greenhouse. Garden shed.

### NOTES

This property has an ample supply of power points, full gas central heating and double glazing. All fixed floor coverings and window dressings are included in the sale. No guarantees will be given with any white goods included. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band D. Council Tax Band B.

### ENTRY

By negotiation.



## VIEWINGS

Please contact Braidwoods Solicitors on (01387) 257272

## DIRECTIONS

Leaving Dumfries on the Edinburgh Road, Continue to the Dalscone Roundabout and go straight over. Continue past the garden centre on the left and at the roundabout take the first exit. 11 Heathhall Terrace is on the right.



## 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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