



29 Moss Dale, Heathhall, Dumfries, DG1 3RG

Offers over £110,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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This two bedroom semi detached bungalow requires modernisation but would provide perfect accommodation for first time buyers or someone looking to downsize.

This two bedroom semi detached bungalow requires modernisation but would provide perfect accommodation for first time buyers or someone looking to downsize. Moss Dale is located in the popular Heathhall area with a local shop and primary school within walking distance. Dumfries town centre is a short drive away or can be easily accessed on public transport.

ACCOMMODATION

Hall, Sitting Room, Kitchen, 2 Bedrooms, Wet Room. Garden to front and rear. Driveway with car port.

HALL (14'3" X 3'7" OR 4.38M X 1.13M)

Entered through UPVC door with opaque glazed panels. Coving. Decorative ceiling light. Central heating radiator. Telephone point. Fitted carpet.

SITTING ROOM (12'4" X 13'1" OR 3.80M X 3.98M)

Window to the front with vertical blinds and curtains. Coving. Decorative ceiling light with rose. Electric fire with marble surround and wooden mantle. Television point. Central heating radiator. Fitted carpet.



KITCHEN (10'1" X 8'9" OR 3.08M X 2.73M)

UPVC door with opaque glazed panels leading to the rear garden. Window to the rear with roller blind. Timber clad ceiling. Ceiling strip light. Fitted base and wall units. Sink and drainer. Slot in cooker with extractor over. Space and plumbing for washing machine. Central heating radiator with thermostat controls. Cupboard housing central heating boiler. Timber effect flooring.

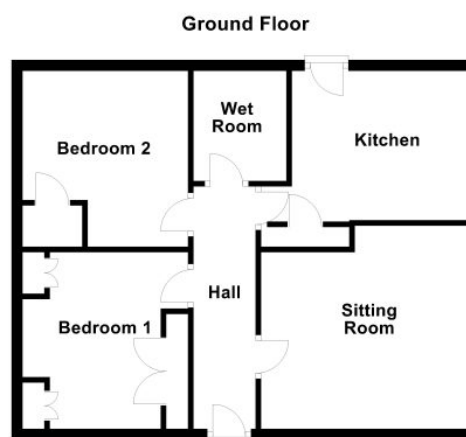


BEDROOM 1 (10'6" X 10'1" OR 3.23M X 3.06M)

Window to the front with vertical blinds and curtains. Coving. Decorative ceiling light with rose. Fitted wardrobes. Central heating radiator with thermostat controls. Fitted carpet.

BEDROOM 2 (10' X 10'6" OR 3.06M X 3.23M)

Window to the rear with roller blind and curtains. Coving. Ceiling light with rose. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail and shelf. Television point. Fitted carpet.



WET ROOM (5'2" X 6'1" OR 1.53M X 1.85M)

Opaque glazed window to the rear with roller blind. Coving. Ceiling light. W.C. Wash hand basin. Shower. Central heating radiator with thermostat controls. Wet room floor.

OUTSIDE

Lawn to the front. Block paved driveway to the side leading to the car port. Lawn to the rear with a variety of shrubs and small trees. Garden shed.



NOTES

This property has an ample supply of power points, full gas central heating and full 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. EPC Band D. Council Tax Band C.

ENTRY

By negotiation.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.

DIRECTIONS

Leaving Dumfries on the Edinburgh Road continue out passing the Heathhall Garden Centre on the left. At the next roundabout take the 2nd exit onto Tinwald Downs Road. Stay left on Tinwald Downs Road and leave the road towards Heathhall. At the roundabout turn left onto Downs Way and take the third right onto Moss Dale. Number 29 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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