



7 Argyll Drive, Heathhall, Dumfries, DG1 3SU

Offers over £180,000



Located in the popular residential area of Heathhall, this three bedroom detached bungalow is located just 3 miles from the centre of Dumfries.

Located in the popular residential area of Heathhall, this three bedroom detached bungalow is located just 3 miles from the centre of Dumfries. This property offers an easily maintained garden with the added benefit of a sun room. Heathhall has good public transport links to the town centre and is within walking distance of a primary school, nursery and local shop.

ACCOMMODATION

Hallway, Sitting Room, Kitchen, Utility Room, 3 Bedrooms, Bathroom. Garage. Sun Room. Garden to front and rear. Driveway.

Entered through composite door with opaque glazed panel and side light and vertical blinds. Three ceiling lights. Access hatch to storage loft. Central heating thermostat. Storage cupboard housing hot water tank. Fitted carpet.

SITTING ROOM (7.47M X 3.91M OR 24'5" X 12'6")

Two windows to the front with vertical blinds and curtains. Two ceiling lights. Two central heating radiators. Television point. Electric fire with surround. Fitted carpet.

KITCHEN (2.21M X 3.27M OR 7'2" X 10'7")

Window to the side with curtains. Ceiling light. Fitted base and wall units. Sink and drainer. Slot in cooker with extractor hood over. Tiled splashback. Central heating radiator. Tile effect flooring.



UTILITY ROOM (1.47M X 2.48M OR 4'8" X 8'1")

Composite door with glazed panels leading out onto the driveway. Ceiling light. Fitted base units. Stainless steel sink and drainer. Space for fridge. Washing machine. Gas central heating boiler. Tile effect flooring.



BEDROOM 1 (4.40M X 2.89M OR 14'5" X 9'4")

Window to the rear with curtains. Ceiling light. Central heating radiator with thermostat controls. Built in wardrobe with hanging rail and shelf. Fitted carpet.

BEDROOM 2 (3.65M X 2.98M OR 11'9" X 9'7")

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



BEDROOM 3 (2.68M X 2.98M OR 8'8" X 9'8")

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

BATHROOM (3.27M X 2.15M OR 10'7" X 7'7")

Opaque glazed window to the side with roller blind. Two ceiling spot lights. Extractor fan. Bath with shower over and screen. Central heating radiator. W.C. Wash hand basin set in fitted vanity unit. Tiled walls. Vinyl flooring.



GARAGE (2.79M X 4.98M OR 9'1" X 16'3")

Up and over door to the front. Full light and power. Shelving. Composite glazed door leading into the garden.

SUN ROOM (1.92M X 3.50M OR 6'3" X 11'4")

Windows to the sides and rear and glazed door all with vertical blinds. Poly carbonate roof. Wall lights. Power points. Tiled flooring.

OUTSIDE

To the front there is a gravel garden with a variety of shrubs. A gravel and paved driveway leads to the detached garage with sun room attached. The rear garden is fully paved with flower bed and shrub borders.

NOTES

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

ENTRY

By negotiation.

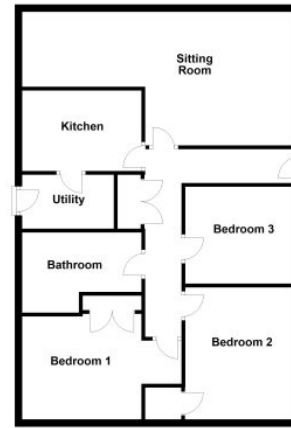
VIEWINGS

Please contact Braidwoods Solicitors on 01387 257272.

DIRECTIONS

Leaving Dumfries on the Edinburgh Road follow until the mini roundabout and turn right onto Tinwald Downs Road. Bear left onto Downs Way and at the roundabout take the second exit onto Astor Drive. Take first right onto Argyll Drive and turn right and number 7 is on the right.

Ground Floor



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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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