



27 Whinny Rig, Heathhall, Dumfries, DG1 3RJ

Offers over £142,000

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BRAIDWOODS
SOLICITORS & ESTATE AGENTS

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This four bedroom semi detached property sits on a quiet street in the popular residential area of Heathhall.

This four bedroom semi detached property sits on a quiet street in the popular residential area of Heathhall. This property benefits from an en suite bedroom and generous outside space making this a perfect family home. On a regular public transport route and with a primary school, nursery and local shops on it's doorstep this house has much to recommend it.

ACCOMMODATION

Entrance Hall, Sitting Room, Dining Kitchen, Downstairs Bedroom with En Suite, 3 further Bedrooms, Shower Room. Garden to the front and rear. Garden store.

ENTRANCE HALL

Entered through UPVC door with opaque glazed panels. Ceiling light. Timber effect flooring.

SITTING ROOM (14'2" X 12'8" OR 4.35M X 3.90M)

Window to the front with vertical blinds, curtain pole and curtains. Ceiling light. Television point. Gas fire set on marble surround with mantle. Fitted carpet.

DINING KITCHEN (16'2" X 8'7" OR 4.8M X 2.65M)

Two windows to the rear, both with vertical blinds, curtain poles and curtains. Two ceiling lights. Central heating radiator with thermostat control. Fitted base and wall units. Integrated cooker and hob with extractor fan over. Stainless steel sink and drainer. Tiled splashback. Under stair shelved storage cupboard housing fuse boxes and meters. Timber effect flooring.



BACK HALL (9'4" X 3'1" OR 2.87M X 0.96M)

UPVC door to the rear with opaque glazed panels. Ceiling light. Timber effect flooring.

DOWNSTAIRS BEDROOM (14'2" X 8'8" OR 4.35M X 2.68M)

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



EN SUITE (8'11" X 5'1" X 2.72M X 1.58M)

Opaque glazed window to the rear. Ceiling light. Extractor fan. Bath. W.C. Wash basin. Chrome ladder style central heating radiator. Fitted carpet.

From the Entrance Hall carpeted staircase to the Landing.

LANDING

Window to the side with curtains. Ceiling light. Access hatch to storage loft. Central heating radiator with thermostat controls. Fitted carpet.



SHOWER ROOM (6'2" X 5'4" X 1.90M X 1.66M)

Opaque glazed window to the rear with roller blind. Ceiling light. W.C. Wash basin. Shower enclosure with electric 'Triton T80i' shower. Tiled walls. Chrome central heating radiator. Timber effect flooring.

BEDROOM 1 (12'5" X 9'8" OR 3.82M X 2.99M)

Window to the rear with curtains. Ceiling light. Central heating radiator with thermostat controls. Built in shelved storage cupboard. Fitted carpet.



BEDROOM 2 (10'5" X 7'8" OR 3.22M X 2.37M)

Window to the front with curtains. Ceiling light. Fitted wardrobes with hanging rails. Shelved storage cupboard housing 'Alpha' central heating boiler. Fitted carpet.

BEDROOM 3 (6'7" X 7'5" OR 2.05M X 2.29M)

Window to the front with curtains. Ceiling light. Telephone point. Shelved storage cupboard. Fitted carpet.

LARGE GARDEN STORE

Timber doors to the front.

OUTSIDE

Gravel garden to the front with driveway. Lawn to the rear.

NOTES

This property has ample supply of power points, gas 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 D. Council Tax Band C.

ENTRY

By negotiation.

VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272



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 2nd exit at the mini roundabout and Continue on Astor Drive. Take the 1st exit at the next mini roundabout onto Herries Avenue and then continue straight at the next roundabout. Take the 3rd left hand turning into Whinny Rig and number 27 is on the right hand side.

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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