



Robert Wilson & Son  
SOLICITORS & ESTATE AGENTS



## 28 DINWIDDIE DRIVE, DUMFRIES, DG1 3SN

An attractive semi-detached 2 storey dwellinghouse with spacious garden surrounding the property, rear driveway and off street parking. Situated in a desirable location within a quiet but popular housing development on the outskirts of Dumfries. The property benefits from a sizeable plot and has fantastic potential.

Accommodation comprises:-

- ENTRANCE HALLWAY
- LIVING ROOM
- 2 BEDROOMS
- BATHROOM
- KITCHEN
- HOME REPORT AVAILABLE

VIEWING:- Contact selling agents on 01848 330251 for an appointment to view.

EPC Ref = D

**OFFERS OVER £125,000**

From Dinwiddie Drive up a paved path through a wooden gate there are two steps through the front door into the entrance hallway. The front door is wooden with 6 glass panels and a glass panelled arch.

#### **ENTRANCE HALLWAY**

Laminate floor. Ceiling Light. CHR.

#### **KITCHEN 2.746M X 3.059M.**

Recently upgraded vinyl flooring. Floor level cupboards and drawers. Space for white goods and appliances. Worcester Hot Water Tank. Stainless steel sink unit. Side facing double glazed wooden window. CHR. Pantry.

#### **LIVING ROOM 4.057M X 4.497M AT ITS WIDEST.**

Laminate wooden look flooring. Front facing wooden double glazed bay windows (5 windows). Fireplace with mantlepiece. Gas Fire. Double CHR. Ceiling Light. Staircase leading upstairs.

Moving upstairs. The stairs are freshly carpeted with a wooden banister.

#### **UPSTAIRS LANDING**

Side facing wooden double-glazed window. Attic hatch. Smoke alarm.

To the left is:-

#### **BEDROOM 1 4.063M X 3.530M.**

Carpeted with new carpets. Bay window with 5 wooden double-glazed windows. Double CHR. Ceiling light. Moving back into the upstairs landing into the:-

#### **BATHROOM 1.725M X 1.797M.**

Laminate wooden look flooring. WC. Bath. Triton Agio electric shower. Side facing frosted double glazed windows. Sink unit. Mirrored cupboard. CHR. Ceiling light.

#### **BEDROOM 2 2.291M X 2.813M.**

Wooden look laminate flooring. Side facing wooden double glazed window which looks out over the garden. Single CHR. Built in cupboard with shelves. The hot water tank is also located in a cupboard in this room. Ceiling light.





## OUTSIDE

The garden area wraps around the property and is grassed in areas with flower beds, paved at the driveway with some gravel underneath the bay window.

There is a further paved area which would be perfect for patio furniture and al fresco dining. The paved and gravel driveway is suitable for at least two cars. The property also benefits from a wooden shed.

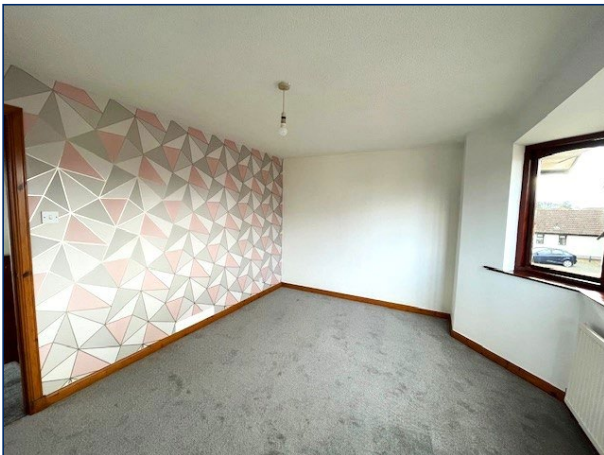
Heathhall lies approximately three miles from Dumfries town centre where amenities can be found including a variety of shops as well as both primary and secondary schools. Heathhall itself has shopping facilities, a filling station, a newly opened primary school and a doctors surgery. The M74 provides transport links to the north and south and is approximately 25 miles to the north (Lockerbie) and east (Gretna).

Dumfries town centre is attractive and offers a combination of good shopping facilities, gyms, local businesses and historic buildings. The town is also the home of a substantial college and university campus located within beautiful grounds overlooking the town and has three golf courses. Dumfries town

centre offers several major supermarkets, popular High Street shops, shopping centre, schooling, university campus, a range of bistros and medical facilities.

A brand new state of the art regional hospital is situated just off the A75 on the outskirts of town. There are various close transport links including Dumfries train station providing links to Carlisle and Glasgow. Major Bus links can be accessed from the Loreburn Centre, Whitesands or Burns Statue. The M6 and M74 networks are accessible at Moffat, Gretna and Lockerbie. The M74 provides transport links to the north and south of the UK and is approximately 25 miles to the east.

A regular local bus servicing the town centre stops in the immediate vicinity, and for further afield Dumfries train station provides regular links to Glasgow and all points south, as does the bus station situated on the Whitesands by the river. There are regular and quick train connections to Edinburgh from the small town of Lockerbie, just a few miles away, and which has a regular bus service with Dumfries.



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Although believed correct these particulars are not so warranted. All measurements are for guidance only and not guaranteed.

No warranty is given to the efficient working order of heating and electrical appliances and kitchen equipment. These items must be accepted by the purchaser in their present condition.





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