



**58 HERRIES AVENUE, HEATHHALL, DUMFRIES, DG1 3QP**

**PRICE: OFFERS OVER £155,000**

**Primrose**

**&**

**Gordon**

**SOLICITORS AND ESTATE AGENTS**

**ESTABLISHED 1782**



Room dimensions:

Living Room	4.85m X 3.48m	(approx)
Kitchen	3.36m x 3.76m	(approx)
Shower Room	1.69m x 2.10m	(approx)
Bedroom 1	3.20m x 3.85m	(approx)
Bedroom 2	2.72m x 3.34m	(approx)

**EPC— D**

**Council Tax Band— D**

Viewings are strictly by appointment only by telephoning the selling agents on 01387 267316.

Home Report can be accessed via our website [www.primroseandgordon.co.uk](http://www.primroseandgordon.co.uk) or by emailing us at [property@primroseandgordon.co.uk](mailto:property@primroseandgordon.co.uk)



This spacious detached bungalow is situated in the well-established residential area of Heathhall on the outskirts on Dumfries. Within close proximity to Heathhall Primary School and other local amenities such as hairdressers, convenience stores, supermarkets, library and Bannatyne Health Club. The property is also situated on a regular bus route into Dumfries town centre where you can get onwards connections via both bus and rail. Benefitting from double glazing and gas central heating throughout, spacious garden to the rear, off-street parking and garage to the side of the property. Viewings are highly recommended. The accommodation comprises: front entrance hall; living room with living flame gas fire and views to the front of the property; kitchen with both wall and floor cupboards, space and plumbing for washing machine, the gas cooker installed is also included in the sale; bedroom 1 is a double room with two walk-in cupboards and views to the rear of the property; bedroom 2 is a small double room with two storage cupboards and views to the front of the property; shower room with W.C., washhand basin and corner shower cubical; the garden to the rear of the property which is west facing is spacious and laid to lawn with paved areas and borders planted with a variety of shrubs the garden shed is also included.



#### **SERVICES**

Mains water, gas, electricity and drainage.

#### **OFFERS**

Must be made in standard written Scottish Legal form to the Selling Agents. Prospective purchasers are strongly advised to register their interest in writing please with the Selling Agents Messrs. Primrose & Gordon so as to be notified of any Closing Date that may be fixed.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:-**

These particulars have been carefully prepared and are believed to be accurate but they are not guaranteed and prospective purchasers will be deemed to have satisfied themselves on all aspects of the property when they make an offer. We the Selling Agents, have not tested any services or items included in the sale (electrical, solid fuel, water, drainage or otherwise) and make no representation, express or implied, as to their condition. All measurements are approximate and for guidance only. Photographs are purely illustrative and not indicative of (a) the extent of the property or (b) what is included in the sale. Measurements have been taken by a laser distance meter.





58 Herries Avenue, Heathhall, Dumfries



This plan is for illustrative purposes only and may not accurately represent the property. Plan not to scale.