



Robert Wilson & Son
SOLICITORS & ESTATE AGENTS



BURNSIDE, HEATHHALL, DUMFRIES, DG1 1TP

A rare opportunity to purchase a well-presented three-bedroom bungalow that enjoys a generous corner plot in a desirable residential area of Dumfries, offering both privacy and excellent access to local amenities. The property features a spacious driveway with ample off-street parking, leading to a detached garage. The site extends to approximately 0.322 Hectare (0.795 acre).

- LIVING ROOM
- 3 BEDROOMS (ONE WITH SHOWER)
- FULLY REFURBISHED SHOWER ROOM
- KITCHEN
- DINING ROOM
- AMPLE STORAGE SPACE
- HOME REPORT AVAILABLE

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

EPC Ref = C

OFFERS OVER £240,000

Entering from the A701 down a private driveway. Up a paved path to the back door. Up three steps through a wooden door with frosted glass panel into:-

UTILITY ROOM 1.6M X 3 M.

Vinyl Flooring. Washing machine. Stainless steel sink with mixer tap. Alarm System. Ceiling Light. Electric Consumer unit fitted March 2026. Single CHR. Floor level cupboard space.

Moving through into the

KITCHEN 2.95M X 3.65M.

Vinyl Flooring. Floor and eye level cupboard units. Dishwasher. Flavel triple oven with hob. Stainless steel sink with tap. Rear facing wooden double glazed window with fitted roller blind. Gas combi boiler installed 20 March 2026 with 5 year guarantee. Extractor fan over cooker. Ceiling light.

DINING ROOM 3.6M X 2.95M.

Vinyl Flooring. Double CHR. Ceiling light. Rear facing wooden double glazed windows. Fitted blinds and curtains. Various power points. TV point.

From the kitchen moving into

HALLWAY

Laminate wooden look flooring. Two Single CHRs. Smoke alarm. Two large storage cupboards. Shelved storage cupboard. Ceiling light.



To the left is

LIVING ROOM 4.9M X 4.7M.

Carpeted. Ceiling Light. Front facing wooden double glazed windows with fitted blinds and curtains. Various power points. TV point. Reconstituted stone fireplace with a marble hearth and gas fire. Two single CHRs.

BEDROOM 1 2.9M X 3M.

Carpeted. Ceiling light. Front facing wooden double glazed window with fitted blinds and curtains. Double CHR. Built in wardrobe. Power points.

Back into the entrance hall

BEDROOM 2 4.1M X 3M.

Carpeted. Ceiling Light. Rear facing wooden double glazed window with fitted blinds and curtains. Electric Tritan T702 Shower. Three Single shelved cupboards with rail. Single CHR. Power points.

BEDROOM 3 3M X 3.5M.

Carpeted. Ceiling light. Double walk in wardrobe with rail. Single CHR. Front facing wooden double glazed window with fitted blind and curtains. Power points.

SHOWER ROOM 2.3M X 1.55M.

Newly refurbished. Vinyl flooring. Walk in Mira Sport shower with two showerheads. Heated towel rail. WC. Porcelain sink wash hand basin. Fitted roller blind. Side facing wooden double glazed frosted window. Wall mounted mirror.



Three tiled steps lead to the front door which is wooden with frosted glass panels.

GARAGE

There is a detached garage extending to approximately 28m² or thereby. There are block roughcast walls under a pitched and tiled roof. There is a metal up and over vehicular access door.

OUTSIDE AREAS

The property sits on an impressively sized corner plot, offering a wonderful sense of space and privacy. The exterior has been thoughtfully laid out to maximise both practicality and visual appeal.

To the front and side, a large, neatly maintained lawn wraps around the bungalow, bordered by a mix of mature shrubs and low-level planting that add colour and structure while remaining easy to maintain. The open aspect gives the garden a bright, airy feel and provides plenty of scope for further landscaping, outdoor seating areas, or even a play space for families. A side gate leads onto the main road.

A standout feature is the expansive tarmac driveway, which curves neatly along the side of the property and provides generous off-street parking for multiple vehicles. This leads directly to a detached garage, offering excellent additional storage or potential for use as a workshop.

The positioning of the bungalow allows for a good balance between garden space and access, with wide, open areas that catch the sunlight throughout the day.

Tesco Express with petrol station is in walking distance of the property. Further amenities can be found in Dumfries town centre which offers a combination of good shopping facilities 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.

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

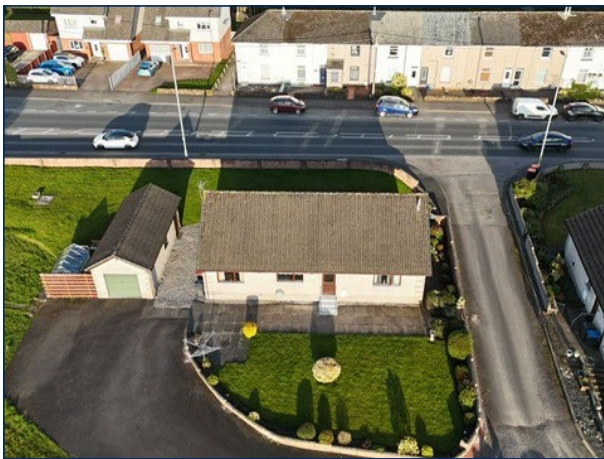
No warranty is given to the efficient working order of heating and electrical appliances, any alarm systems or build in kitchen appliances. These items must be accepted by the purchaser in their present condition.



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